

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02708/FP	Erection of two 3- bedroom dwellings and one 1-bedroom dwelling including 5 parking spaces and alterations to existing vehicular access off School Lane.	School House School Lane Offley Hertfordshire SG5 3AT

Submitted Plan Nos

7361-00-PF 736-1-01-PD 736-1-02-PC 736-1-03-PC 736-2-01-PE 736-2-02-PD 736-2-03-PD 736-2-04-
PD 736-11-01-PD 736-11-02-PD 1335.25.1 1335.25.2

1.0 Policies

SP2	Settlement Hierarchy and Spatial Distrib
D1	Sustainable design
D3	Protecting living conditions
HE4	Archaeology
T2	Parking
T1	Assessment of transport matters
NE4	Biodiversity and geological sites
NE2	Landscape
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN16	Conserve + enhance historic environment

2.0 **Site History**

- 2.1 24/01580/FP - Erection of two 3-bedroom dwellings and two 1-bedroom apartments on land adjacent to School House, with 5 parking spaces and new vehicular access onto School Lane. – Refused. Reasons were overdevelopment, lack of parking, insufficient refuse storage details, overlooking of the school, and the development not meeting space standards and insufficiently proportioned amenity areas.
- 2.2 16/01274/1 - Erection of two 3 bed semi-detached dwellings and 4 associated parking spaces, together with construction of new parking space to serve School House (as amended by plans received 5th July 2016). – Conditional Permission

3.0 **Representations**

3.1 **Neighbour Consultation –**

3x Representation:

- Seeks inclusion of swift bricks.

1x Objection:

- Insufficient changes compared to refused scheme to overcome objections.
- Overdevelopment of the site.
- Insufficient parking levels.
- Congestion along School Lane would be adverse.
- Concern regarding vehicles access/egressing across footpath, resulting in conflict with pedestrians.
- Insufficient bin provision.
- Loss of privacy to the school.
- Challenges use of the dwellings for affordable rent.

3.2 **Archaeology** – Echoes previous response for the site. The development is likely to have an impact upon heritage assets of archaeological interest and therefore recommends the inclusion of conditions.

3.3 **Ecology** – Recommends standard BNG and Ecological Enhancement Plans conditions.

3.4 **Environmental Health -**

Noise: Recommends inclusion of construction management plan condition.

Air Quality: Recommends standard EV Charger condition.

Contamination: No Objections. Recommends in the event of contamination being discovered condition.

3.5 **Highways –**

November 2025 – Objection. Discrepancy on plans.

January 2026 – Objection. Discrepancy on plans means assessment is not possible.

January 2026 – Objection. Seeks details of splays for the access and for a speed survey along School Lane.

May 2026 – Does not wish to restrict grant of permission. Recommends conditions.

3.6 **Parish Council** – None Received.

3.7 **Waste and Recycling** – Advises bin collection would occur at the entrance to School Lane and not within the site.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a parcel of land adjacent to School House and Offley Endowed Primary School, accessed off School Lane. The site is within the adjusted Offley settlement boundary.

4.2 **Proposal**

4.2.1 Erection of two 3-bedroom dwellings and one 1-bedroom dwelling including 5 parking spaces and alterations to existing vehicular access off School Lane.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The principle of the development.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Principle of Development:

4.3.2 The site is within the settlement boundary of Offley, a Category A village. Policy SP2 advises that 'general development' will be permitted where it is sited within the defined settlement boundary of Category A Villages. Given that the site is within the settlement boundary, the proposed development would comply with Policy SP2.

Sustainability:

4.3.3 The three pillars of sustainable development are the economic, social and environmental pillars. The proposal would provide economic benefits by the use of local contractors and businesses for construction, maintenance and other servicing when occupied. Social benefits would arise from the provision of 3 dwellings to contribute to the district housing land supply, which the LPA cannot presently demonstrate a 5-year housing land supply. The site is considered to be in a sustainable location due to its location within

Offley, with various amenities in close proximity to the site. Therefore, the sustainability of the development is acceptable.

Design and Appearance:

- 4.3.4 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site's local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main building in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.5 The proposed development would redevelop the existing redundant site, demolishing the existing garage, using and improving the existing access, removing the existing gate and would introduce hardstanding, landscaping and three terraced dwellings. The site would be split, with the northern half providing the parking and turning space for vehicles, and the southern half comprising the dwellings and their associated curtilages/gardens.

Appearance

- 4.3.6 The dwellings would be two storeys in height and would feature a dual-pitched roof, with half hips to the sides. Solar panels are proposed to the southern elevation, with each dwelling benefitting from a single principal window, and windows to the rear. Materials of construction are proposed to be red clay bricks, with areas of recessed bricks to the flank elevations, white PPC aluminium windows, a slate roof and a louvre vent to some widow openings.
- 4.3.7 Overall, the appearance of the dwellings is considered to be acceptable. The dwellings would be a traditional addition to this mixed street scene, and whilst adjacent to the school, would reflect the predominantly residential nature of this part of Offley. The surrounding street scene incorporates varied built form, including single and two storeys, with principal and side gables. Materials vary greatly, with dwellings incorporating red brick, black feather board, pebble dash and white/cream render. Roof material varies between clay plain tiles and slates. The built form, scale and materiality are considered to suitably fit within the local vernacular and prevailing grain of development. It is considered that some degree of local visual amenities would arise given the dilapidated nature of the existing building, and the overgrown nature of the land and boundaries.

Layout

- 4.3.8 The dwellings would be laid out to benefit from a parking court to their front, with a modest front garden and a private rear garden. It is considered that the development would not result in an overdevelopment of the site given the provision of gardens to each dwelling and the proposed spacing to the boundaries, including the areas of landscaping within the site. Locally, dwellings benefit from a mix of on-street and on-plot parking. The proposed layout would incorporate a dedicated parking area, but not on-plot. I do not consider that this would be out of place or adverse in the local context. The dwellings would present onto the parking area, with their flank elevations presenting onto School Lane and the adjacent school. Predominantly, dwellings in this area present their

principal elevation onto the street scene, however, some other dwellings 'side-on', and given this variety in layouts, the proposed layout is not considered to be adverse or be viewed as a negative design cue in the context of the street scene. A bin collection point is provided adjacent to the entrance, obscured from view from the public realm. Compost bins would be proposed within the rear garden spaces, and each dwelling would benefit from a Sheffield loop within their curtilage. It is noted that the previous application was refused due to an overdevelopment of the site, with the current proposal reducing the scale of the dwellings and pushing them away from the western boundary. It is considered that concerns raised in this previous refusal are suitably mitigated by the amendments. These are considered to be acceptable.

Landscaping

- 4.3.9 The proposed landscaping would comprise 'Piora Permeable Paving' to the turning area, with Grassguard Permeable Paving to the parking area. The dwellings would benefit from block paving to their front and rear patio areas and grassed rear gardens. Soft landscaping would otherwise be introduced or reinforced to the surrounding boundaries, with new trees to the eastern boundary, hedging to the southern and western boundaries, and a fence to the northern boundary. Overall, the landscaping details would be acceptable.
- 4.3.10 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Standard of Amenity for Future Occupiers:

- 4.3.11 The proposed internal floor space for the dwellings would exceed the minimum space required for dwellings of this size, as required by the Nationally Described Space Standards. These are set out in the table below. Amenity space is provided to the front and rear. Overlooking and dominance are not considered to arise from the existing dwellings close to these plots owing to their layout and distances. The existing and proposed trees are noted due to their proximity; however, I do not consider that the crowns of these trees would dominate either the windows and rooms within these dwellings, or the amenity spaces that these dwellings benefit from. The 1 bed dwelling (Plot B) would benefit from an approx. 25 sqm rear garden, and Plot C would benefit from a 40 sqm garden, or approximately 32 sqm not directly under the tree crown. Plot A would benefit from a larger side and rear private garden. It is therefore considered that the amenities of future occupiers would be suitably served by the buildings and garden areas.

Plot	House Size	Space Standard	Space Delivered
A	3 Bed. 4 Person	84sqm	84.6sqm
B	1 Bed. 2 Person	58sqm	58.4sqm
C	3 Bed. 4 Person	84sqm	84.6sqm

Impact on Neighbouring Properties:

- 4.3.12 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the

use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

- 4.3.13 The application site is immediately neighboured to the north by School House, and to the east by Offley Endowed School. A track neighbours the site to the south, with No. 6 Hilltop Cottages the closest of a terrace of 6 dwellings. It is noted that the previous application, LPA ref. 24/01580/FP was refused due to privacy concerns for the adjacent school. This would potentially result in a safeguarding issue. The proposed dwellings would face out towards School House, with oblique views towards the school. 2 No. trees are proposed within this gap between plot C and the parking area and would therefore mitigate overlooking this part of the site. Furthermore, no first-floor side windows are proposed except for a single obscure glazed bathroom window in this direction. I therefore do not consider that the amenity of the school would be harmed by the proposed development. School House's flank elevation would sit approximately 15m from the principal elevation of the dwellings, with its rear garden and some windows within the flank elevation being visible from the new dwellings. Given the separation distance and the presence of and reinforcement of boundary treatments, it is considered that the dwellings would not overlook or dominate this neighbour. The presence of landscaping to the southern boundary, and the presence of the track and associated turning area behind Hilltop Cottages is considered to mitigate prospective dominance and privacy concerns for these properties. Overall, the neighbour impacts for neighbours are considered to be acceptable.
- 4.3.14 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Environmental Implications:

- 4.3.15 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF. The development would be required to deliver enhancements as per Policy NE4 of the local Plan 2011-2031. Nationally required BNG would also be required, and therefore the standard BNG gain plan condition is attached to this.

Highways and Parking:

- 4.3.16 Hertfordshire Highways have, following the receipt of new information, not objected to the proposed development. Therefore, it is considered that the proposed access and location of the development would not harm the safe operation of the public highway. Their representation recommended the inclusion of conditions, and I consider that this is sufficient to meet policy T1 of the North Herts Local Plan 2011-2031.
- 4.3.17 The dwellings would benefit from a parking court including 5 off-street parking bays. This would meet the minimum requirements for dwellings of this size, with the larger dwellings benefiting from 2 spaces and the smaller dwelling benefitting from a single bay. This would meet the minimum requirements set by the Parking at New Developments SPD. On-street parking is available along School Lane and therefore, it is considered that visitor parking would be sufficiently delivered by surrounding roads.

Other Matters:

- 4.3.18 Given the site's relatively constrained nature and the proximity of the site to the school, I consider it is prudent to restrict permitted development rights. This would ensure the development would continue to retain a suitable relationship with each other and the surrounding properties. Therefore, the restriction of alterations and enlargements under class A, particularly the provision of window openings, extensions and enlargements is reasonable. Furthermore, the provision of dormer windows and additions to the roof slope would also provide a suitable degree of control that is reasonable. Furthermore, the retention of the garden spaces as being open and grassed would be reasonable, requiring classes E and F to be restricted.

4.4 **Conclusion and Planning Balance**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Before the commencement of any other works on the site, trees to be retained shall be protected by the erection of temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012

'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

4. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

5. None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

6. Any tree felled, lopped, topped, uprooted, removed or otherwise destroyed or killed contrary to the provisions of the tree retention condition above shall be replaced during the same or next planting season with another tree of a size and species as agreed in writing with the Local Planning Authority, unless the Authority agrees in writing to dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

7. No development shall take place before details of the proposed finished floor levels; ridge and eaves heights of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of surrounding properties. The development shall be

carried out as approved.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to comply with Policy D1 of the Local Plan

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, AA, B, C and E of Part 1 (and any further new class that may be introduced by way of an update) of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

9. Prior to the first occupation of the development hereby permitted, a visibility splay measuring 2.4 metres x 23 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

10. Prior to the first commencement of the development hereby permitted a plan of cycle parking should be submitted in accordance with (Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) and approved in writing by the Local Planning Authority. Prior to first occupation the approved scheme shall be fully implemented and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018)

11. Prior to the first occupation of the development hereby permitted any access gate(s), shall be installed to open inwards, set back, and thereafter retained (in perpetuity) at a minimum distance of 5.5 metres from the edge of the highway.

Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened and/or closed in accordance with Policy 5 of Hertfordshire's Local

Transport Plan (adopted 2018).

12. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Method Statement shall include details of:

- Access arrangements to the site
- Traffic management requirements
- Construction and storage compounds, including designated areas for parking, loading/unloading, and turning
- Location and details of wheel washing facilities
- Cleaning of site entrances, tracks, and adjacent public highways
- Timing of construction activities, including delivery and waste removal, with consideration to avoid school pick-up/drop-off times
- Provision of sufficient on-site parking prior to the commencement of construction
- Post-construction restoration and reinstatement of working areas and temporary highway access
- A site layout plan for any works extending beyond the site boundary, showing hoarding limits, pedestrian routes, and remaining road width for vehicle movements

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

13. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme and methodology of site investigation and recording as required by the evaluation
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Provision to be made for public outreach and interpretation
8. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation

14. B The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)

15. C The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate
16. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee boxes in buildings/structures and hedgehog holes in fences has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.

17. Prior to the commencement of the development, a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:
- a) The construction programme and phasing
 - b) Hours of operation, delivery and storage of materials
 - c) Control of dust and dirt arising from groundworks and construction
 - d) Waste management proposals
 - e) Mechanisms to deal with environmental impacts such as noise, air quality, light and odour during construction.

Reason: In the interests of environmental impacts

18. In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2011. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

19. Prior to the commencement of the development hereby permitted full details of a comprehensive hard and soft landscaping scheme (including planting details) and all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

All approved hard standing and boundary treatments shall be completed prior to the

first occupation of the development.

The approved soft landscaping / planting details shall be carried out before the end of the first planting season following either the occupation of the (first) dwelling or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To ensure the development is comprehensively landscaped in the interests of visual amenity. Local Plan Policies D1 and N2.

20. The window(s) at first floor level on the side elevation of the development hereby permitted shall be permanently glazed with obscure glass and shall be retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

21. Prior to first occupation of the dwellings hereby permitted, details of bin storage shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented on site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of design to comply with Policy D1 of the Local Plan 2011-2031.

Biodiversity Net Gain

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply

(<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

1. AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.
Further information is available via the website:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
- AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
- AN3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made-up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.
- AN4) Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 May 2026	