

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Rapleys LLP
120 Colmore Row
Birmingham
B3 3AP

Applicant:

Smith

PARTICULARS OF DEVELOPMENT

Application: 25/02794/RM

Proposal: Reserved Matters for - Construction of Phase 1 Residential comprising 236 dwellings, associated road, drainage, servicing/utilities infrastructure, landscaping and open space provision in accordance with condition 3, 7, 10 and 11 of 18/01154/OP (and the partial discharge of associated condition 19).
The outline application was EIA development and an ES was provided. An EIA update note is provided with this Reserved Matters application.

Location: Highover Farm, Highover Way, Hitchin, Hertfordshire, SG4 0RQ

Plan Nos: HITPH1-MCB-ZZ-ZZ-DR-A-0200-D5-P5 HITPH1-MCB-ZZ-ZZ-DR-A-0229-D5-P4 HITPH1-MCB-ZZ-ZZ-DR-A-0230-D5-P7 HITPH1-MCB-ZZ-ZZ-DR-A-0231-D5-P8 HITPH1-MCB-ZZ-ZZ-DR-A-0232-D5-P7 HITPH1-MCB-ZZ-ZZ-DR-A-0233-D5-P7 HITPH1-MCB-ZZ-ZZ-DR-A-0234-D5-P7 HITPH1-MCB-ZZ-ZZ-DR-A-0234-D5-P7 HITPH1-MCB-ZZ-ZZ-DR-A-0236-D5-P7 HITPH1-MCB-ZZ-ZZ-DR-A-0237-D5-P7 HOF-WSP-ZZ-PH1-DR-C-5001-P02 HOF-WSP-ZZ-PH1-DR-C-5002-P02 HOF-WSP-ZZ-PH1-DR-C-5003-P03 HOF-WSP-ZZ-PH1-DR-C-5004-P02 HOF-WSP-ZZ-PH1-DR-C-5005-P02 HOF-WSP-ZZ-PH1-DR-C-5006-P03 HOF-WSP-ZZ-PH1-DR-C-5007-P03 HOF-WSP-ZZ-PH1-DR-C-5008-P02 HOF-WSP-ZZ-PH1-DR-C-1001-P04 HOF-WSP-ZZ-PH1-DR-C-1002-P04 HOF-WSP-

ZZ-PH1-DR-C-1003-P05 HOF-WSP-ZZ-PH1-DR-C-1004-P04
HOF-WSP-ZZ-PH1-DR-C-1005-P04 HOF-WSP-ZZ-PH1-DR-
C-1006-P05 HOF-WSP-ZZ-PH1-DR-C-1007-P05 EDS-07-
3102_11 HOF-WSP-XXX-ZZ-SK-C-0022-P03 HITPH1-MCB-
ZZ-ZZ-DR-A-0190-P4 HITPH1-MCB-ZZ-ZZ-DR-A-0191-P3
HITPH1-MCB-ZZ-ZZ-DR-A-0192-P1 HITPH1-MCB-ZZ-ZZ-
DR-A-0105-P3 HITPH1-MCB-ZZ-ZZ-DR-A-0106-P4 HITPH1-
MCB-ZZ-ZZ-DR-A-0107-P3 HITPH1-MCB-ZZ-ZZ-DR-A-0109-
P2 HITPH1-MCB-ZZ-ZZ-DR-A-0111-P3 HITPH1-MCB-ZZ-
ZZ-DR-A-0113-P3 HITPH1-MCB-ZZ-ZZ-DR-A-0117-P3
HITPH1-MCB-ZZ-ZZ-DR-A-0118-P3 HITPH1-MCB-ZZ-ZZ-
DR-A-0120-P3 HITPH1-MCB-ZZ-ZZ-DR-A-0121-P3 HITPH1-
MCB-ZZ-ZZ-DR-A-0122-P3 HITPH1-MCB-ZZ-ZZ-DR-A-0123-
P3 HITPH1-MCB-ZZ-ZZ-DR-A-0124-P1 HITPH1-MCB-ZZ-
ZZ-DR-A-0125-P3 HITPH1-MCB-ZZ-ZZ-DR-A-0126-P2
HITPH1-MCB-ZZ-ZZ-DR-A-0127-P3 HITPH1-MCB-ZZ-ZZ-
DR-A-0136-P2 HITPH1-MCB-ZZ-ZZ-DR-A-0137-P3 HITPH1-
MCB-ZZ-ZZ-DR-A-0138-P4 HOF-WSP-ZZ-PH1-DR-C-1008-
P02 HOF-WSP-ZZ-PH1-DR-C-7101-P01 HOF-WSP-ZZ-PH1-
DR-C-7001-P04 HOF-WSP-ZZ-PH1-DR-C-7002-P04 HOF-
WSP-ZZ-PH1-DR-C-7003-P05 HOF-WSP-ZZ-PH1-DR-C-
7004-P04 HITPH1-MCB-ZZ-ZZ-DR-A-1140-P3 HITPH1-
MCB-ZZ-ZZ-DR-A-0141-P3 HITPH1-MCB-ZZ-ZZ-DR-A-0142-
P4 HITPHQ-MCB-ZZ-ZZ-DR-A-0144-P3 HITPH1-MCB-ZZ-
ZZ-DR-A-0145-P3 HITPH1-MCB-ZZ-ZZ-DR-A-0146-P3
HITPH1-MCB-ZZ-ZZ-DR-A-0147-P3 HITPH1-MCB-ZZ-ZZ-
DR-A-0148-P3 HITPH1-MCB-ZZ-ZZ-DR-A-0149-P2 HITPH1-
MCB-ZZ-ZZ-DR-A-0151-P4 HITPH1-MCB-ZZ-ZZ-DR-A-0152-
P3 HITPH1-MCB-ZZ-ZZ-DR-A-0153-P3 HITPH1-MCB-ZZ-
ZZ-DR-A-0154-P3 HITPH1-MCB-ZZ-ZZ-DR-A-0155-P3
HITPH1-MCB-ZZ-ZZ-DR-A-0156-P3 HITPH1-MCB-ZZ-ZZ-
DR-A-0157-P3 HITPH1-MCB-ZZ-ZZ-DR-A-0158-P3 HITPH1-
MCB-ZZ-ZZ-DR-A-0159-P2 HITPH1-MCB-ZZ-ZZ-DR-A-0160-
P2 HITPH1-MCB-ZZ-ZZ-DR-A-0161-P3 HITPH1-MCB-ZZ-
ZZ-DR-A-0162-P3 HITPH1-MCB-ZZ-ZZ-DR-A-0163-P3
HITPH1-MCB-ZZ-ZZ-DR-A-0164-P3 HITPH1-MCB-ZZ-ZZ-
DR-A-0167-P1 HITPH1-MCB-ZZ-ZZ-DR-A-0168-P2 HITPH1-
MCB-ZZ-ZZ-DR-A-0169-P1 HITPH1-MCB-ZZ-ZZ-DR-A-0170-
P3 HITPH1-MCB-ZZ-ZZ-DR-A-0174-P4 HITPH1-MCB-ZZ-
ZZ-DR-A-0176-P4 HITPH1-MCB-ZZ-ZZ-DR-A-0178-P3
HITPH1-MCB-ZZ-ZZ-DR-A-0180-P4 HITPH1-MCB-ZZ-ZZ-
DR-A-0181-P4 HITPH1-MCB-ZZ-ZZ-DR-A-0182-P3 HITPH1-
MCB-ZZ-ZZ-DR-A-0183-P4 HITPH1-MCB-ZZ-ZZ-DR-A-0184-
P1 HITPH1-MCB-ZZ-ZZ-DR-A-0195-P2 HITPH1-MCB-ZZ-
ZZ-DR-A-0305-P2 HITPH1-MCB-ZZ-ZZ-DR-A-0306-P2
HITPH1-MCB-ZZ-ZZ-DR-A-0307-P2 HITPH1-MCB-ZZ-ZZ-
DR-A-0308-P2 HITPH1-MCB-ZZ-ZZ-DR-A-0309-P1 HITPH1-
MCB-ZZ-ZZ-DR-A-0310-P2 HITPH1-MCB-ZZ-ZZ-DR-A-0311-
P2 HITPH1-MCB-ZZ-ZZ-DR-A-0312-P2 HITPH1-MCB-ZZ-
ZZ-DR-A-0313-P2 HITPH1-MCB-ZZ-ZZ-DR-A-0314-P1
HITPH1-MCB-ZZ-ZZ-DR-A-0313-P1 HOF-WSP-ZZ- PH1-DR-
C-7005-P04 HOF-WSP-ZZ-PH1-DR-C-7006-P05 HOF-WSP-
ZZ-PH1-DR-C-7007-P05 HOF-WSP-ZZ-PH1-DR-C-7008-P02

HOF-WSP-ZZ-PH1-DR-C-1101-P05 HOF-WSP-ZZ-PH1-DR-C-1102-P05 HOF-WSP-ZZ-PH1-DR-C-1103-P06 HOF-WSP-ZZ-PH1-DR-C-1104-P05 HOF-WSP-ZZ-PH1-DR-C-1105-P05 HOF-WSP-ZZ-PH1-DR-C-1106-P06 HOF-WSP-ZZ-PH1-DR-C-1107-P06 HOF-WSP-ZZ-PH1-DR-C-1108-P02 GL2024 LP 10E GL2024 LP 11E GL2024 LP 12E GL2024 LP 13D GL2024 LP 14D GL2024 LP 20A GL2024 LP 21A GL2024 LP 22A GL2024 LP 23A GL2024 LP 24A GL2024 SP 01 GL2024 SP 02 GL2024 LP 05A GL2024 LP 07A EDS-07-3102_01(C) GL2024 LP 06A

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GIVE APPROVAL** to the details submitted by you in your application received on 7 November 2025 and which were reserved for later approval in outline permission no.18/01154/OP.

This approval is subject to the following condition(s):

Planning Conditions

1. 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.

2. Details and/or samples of materials to be used on all external elevations and roofs of the buildings, block paving of streets including construction sub-base detail, brick boundary treatment and railings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development above ground slab level is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area, including suitable sub-base for block paved streets to accommodate fire and refuse vehicles in accordance with the North Hertfordshire Local Plan Policies SP9 and SP17 and Hertfordshire's Local Transport Plan (2018).

Proactive Statement:

1. Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the

determination process which led to improvements to the scheme. 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. DOG LITTER BINS have been shown on the landscape plans. It was confirmed to the applicant that these can be removed from the plans but have not been. On implementation the dog litter bins do not need to be installed.
2. Request that the applicant engage with Hertfordshire Constabulary's Crime Prevention Design Service with a view to seeking to achieve accreditation to the Police preferred minimum security standard that is Secured by Design (SBD). This is a proven method of crime reduction and, by building to this standard will enable the following:
 1. Achieve enhanced compliance with part 'Q' (Security) of Building Regulations.
 2. Demonstrate that the issues of crime, disorder, and the fear of crime have been addressed.
 3. Compliance with the new 'Healthy Homes Design Code
3. 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-anddeveloper-information/development-management/highways-development-management.aspx>

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 willfully 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-anddeveloper-information/development-management/highways-development-management.aspx>

AN3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and 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 are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/development-management/highways-development-management.aspx>

pavements/business-anddeveloper-information/development-management/highways-development-management.aspx

AN4) Estate Road Adoption: The applicant is advised that if it is the intention to request that Hertfordshire County Council as Highway Authority adopt any of the highways included as part of this application as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways, together with all the necessary highway and drainage arrangements, including run off calculations must be submitted to the Highway Authority. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place. The applicant is

further advised that the County Council will only consider roads for adoption where a wider public benefit can be demonstrated. The extent of adoption as public highway must be clearly illustrated on a plan. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-anddeveloper-information/development-management/highways-development-management.asp>

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 6 May 2026

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 The fee is £309 per request or £89 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the

dwellinghouse. No fee is required for applications resulting from a condition removing "permitted development rights".

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:

www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application

- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

8 Cadent Gas Informative:

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BY-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

Consent for these works may be required from the Letchworth Garden City

Heritage Foundation (www.letchworth.com/heritage-foundation) under the Scheme of Management or leasehold covenants. If you do not already have their approval, you are advised to contact the Heritage Foundation on home@letchworth.com or 01462 476017 to confirm whether you also need to submit an application to them.