

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/01589/SU

Installation of substation

Hexton Manor

Hexton

Hitchin

Hertfordshire

SG5 3JH

Submitted Plan Nos

Location Plan EDS-07-3102-01 Rev C - Substation Layout Plan

1.0 Policies

1.0 National Planning Policy Framework 2024

1.1 Section 12: Achieving well designed places

1.2 Section 14: Meeting the challenge of climate change, flooding and coastal change

2.0 Site History

2.1 None relevant

3.0 Representations / Consultations

3.1 None undertaken. Application displayed online on Part 1 Register – no responses received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 Land at Hexton Manor, Hexton

4.2 Proposal

4.2.1 The proposal involves the following works:
Installation of a sub station.

4.3 Key Issues

4.3.1 This application has been made under the provisions of The Electricity Act 1989. This application involves development which is considered to fall under exemptions of Section 37 of the Act under the Overhead Lines (Exemption) (England & Wales) Regulation 2009.

4.3.2 The proposal involves the provision of a detached sub station as shown on the submitted plan.

4.4 Conclusion

4.4.1 Having reviewed the details of the location the Council do not consider that the proposed sub station would raise any issues of concern.

4.4.2 The effect on the local character and amenity of the area, including the visual impact from the nearest residential properties would largely remain as existing now. In the circumstances, it is considered that the development is acceptable. The LPA has no objection to the proposed development

5.0 **Recommendation**

5.1 No objections

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 August 2025	