

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION NOTICE

Correspondence Address:

Carter Jonas LLP
Carter Jonas LLP
One Station Square
Cambridge
CB1 2GA
FAO: Mr Simon Hoskins

Applicant:

C/o Agent

PARTICULARS OF DEVELOPMENT

Application: 21/00434/HYA

Proposal: Hybrid application for a residential development to provide a total of up to 84 dwellings together with associated access from London Road, including provision of a roundabout, associated parking, landscaping, open space and ancillary works comprising: Phase 1 - Application for full planning permission for the erection of 36 dwellings; Subsequent Phases - Application for outline planning permission all matters reserved except for access on the remaining part of the site for the erection of up to 48 dwellings.

Location: Land North Of Pound Farm, London Road, St Ippolyts, Hertfordshire, SG4 7NE

Plan Nos: 19049/C101 T 19049/S102 F 19049/P103 F 19049/P104 F
19049/P110 G 19049/P111 J 19049/P112 J 19049/P114 B
19049/P115 K 19049/P116 J 19049/P117 F 19049/P118 F
19049/P122 B 19049/P123 A 19049/P124 A 19049/P125 A
19049/P126 19049/P127 A 19049/P128 A 19049/P129 A
19049/C105 G 19049/C108 C 19049/SK33 Q 19049/C106 G
19049/C109 19049/S101 G 19049/P101 AH 139-002-001-
PL E 139-002-002-PL D ITL9262-GA-024 L 19049/C102

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 9 February 2021, subject to the following condition(s):

1. Detailed permission only

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. Detailed permission only

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. Detailed permission only

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.

4. Detailed permission only

Prior to construction above damp-proof course of the development hereby approved, a schedule of materials to be used on all external elevations and the roofs of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority 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.

5. Detailed permission only

No development shall take place before a scheme, based on the findings in "Acoustic Design Statement, Land North of Pound Farm", Report reference

JAJ11562-REPT-01-R2, dated 5/2/21 by RPS, to protect future occupiers of the dwellings from road traffic noise has been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out as approved prior to the occupation of any residential dwelling and the scheme of measures shall be maintained in accordance with the approved details.

Reason: To protect the residential amenities of future residents.

6. During the construction phases of the development hereby approved no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs. There shall be no work at any time on Sundays and Bank holidays.

Reason: In order to protect the residential amenities of existing neighbouring and future occupiers of the development.

7. **OUTLINE ONLY**
Before the development hereby permitted is commenced for phases 2 and 3, approval of the details of the layout, scale and external appearance of the development and the landscaping of the site in relation to those phases (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.

Reason: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 as amended.

8. **OUTLINE ONLY**
Application for approval of the reserved matters for phases 2 and 3 shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission, and the development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

9. Before the detailed scheme hereby approved for phase 1 is first occupied, an application for reserved matters for all subsequent phases, shall be submitted for determination by the local planning authority within the time frame set out in condition 8 (standard outline time limit).

Reason: To support the Governments objective of significantly boosting housing supply by encouraging delivery of emerging local plan allocation HT2, both in a timely fashion and in a manner which will benefit the environmental and social setting of phase 1 hereby approved.

10. Prior to the first occupation of each phase of the development hereby approved details of siting, number and design of secured/covered cycle parking spaces shall have been submitted to and approved in writing by the Local Planning Authority.

The approved details shall thereafter be installed prior to the occupation of each dwelling and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards and to encourage use of sustainable modes of transport.

11. Prior to occupation, each new dwelling, or accompanying garage, shall incorporate an Electric Vehicle (EV) ready domestic charging point. Visitor or unallocated parking spaces shall be allocated an EV charging point, on the basis of 1 charge point per 10 allocated spaces.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

12. No development approved by this permission shall be commenced until a Remediation Method Statement report in respect of gas protection measures detailed in "Geo Environmental Ground Investigation Report" Report reference C2799/P11 Rev B dated 4/2/21 by HSP Consulting Engineers Ltd has been submitted to and approved by the Local Planning Authority.

(a) This site shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (a) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

(b) Any contamination encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled

13. 13. The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment and Surface Water Drainage Strategy prepared by SDP Consulting Engineers Job No E08.010 dated November 2021, sixth issue, and the following mitigation measures:

1. Implementing a drainage strategy based on infiltration and provide appropriate SuDS measures to include permeable surfacing, underground tank, swales and infiltration pond.

2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

14. No development shall take place for each phase of development until the final design of the drainage scheme for that phase is completed and sent to the Local Planning Authority for approval. The surface water drainage system will be based on the submitted Flood Risk Assessment and Surface Water Drainage Strategy prepared by SDP Consulting Engineers Job No E08.010 dated November 2021, sixth issue. The scheme shall include:
1. Detailed engineered drawings of the proposed SuDS features including their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year +40% allowance for climate change event.
 2. Detailed engineered drawings of all aspects of the proposed drainage scheme including the new roundabout.
 3. Demonstrate appropriate SuDS management and treatment (including the access road and roundabout) and inclusion of above ground features such as permeable paving, reducing the requirement for any underground storage.
 4. Silt traps for protection for any residual tanked elements.
 5. Detailed infiltration testing in accordance with BRE Digest 365 at the proposed location and depth of infiltration features, including permeable paving. Where infiltration is not feasible for the permeable paving it should connect back into the wider site system. All calculations should be based upon updated infiltration tests.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

15. Upon completion of the drainage works for the site in accordance with the timing/phasing arrangements, the following must be submitted to and approved in writing by the Local Planning Authority:
1. Provision of a complete set of as built drawings for site drainage.
 2. A management and maintenance plan for the SuDS features and drainage network.
 3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

16. Prior to the construction above damp-proof course in any particular phase of development, a scheme for on-site foul water drainage works relating to that phase, including connection point and discharge rate for that phase, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding.

17. Prior to occupation of any dwellings within the development hereby permitted the proposed roundabout access works shall be provided as identified on the 'in principle' roundabout access arrangement drawing number ITL9262-GA-024 revision L, and shall include proposed additional bus stops that are to be placed along the development's frontage along London Road as part of the application. These will need to be connected to the development's footways and provided with easy access kerbs, real time screens and shelter as appropriate. The exact location of the bus stops and accommodating works such as additional footways, crossing points and markings will need to be agreed in conjunction with appropriate parties. These facilities shall meet appropriate accessibility standards and be constructed in accordance with Roads in Hertfordshire Highway Design Guide or any guidance that supersedes this.
- These works shall be secured and undertaken as part of the S278 works with the ultimate design being technically approved prior to commencement on site to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction.
- Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the public highway.

Reason: To ensure satisfactory development and in order to meet accessibility requirements for passenger services for the development in accordance with Roads in Hertfordshire 'A Guide for new Developments (section 2 part 1 chapter 9 para 9.4) and to further encourage sustainable modes of transport, in accordance with Policies 5 and 22 of the Hertfordshire's Local Transport Plan.

18. Prior to the side roads (offsets from the principal access road) being first brought into use, vehicle visibility splays to both directions shall be provided and permanently maintained as defined in visibility splay drawing (Drawing Number ITL9262-GA-019 revision H), there shall be no obstruction to visibility between 600mm and 2.0 metres above the carriageway level.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan 4.

19. Prior to use the gradient of the principal access road shall be constructed no steeper than 1 in 20.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policy 5 of Hertfordshire's Local Transport Plan 4.

20. Prior to occupation of any dwellings within the development for which full planning permission has been granted, the following transport infrastructure shall be constructed in accordance with a detailed scheme to be agreed in writing by the Local Planning Authority in consultation with the Highway Authority.
- The provision of a 3.0 metre wide footway/cycleway as identified on site access plan -ITL9262-GA-024 revision L that includes a link to the development along the frontage of the site complete with raised platform across the eastern arm of the roundabout that links the nearest bus stop with the development, all details shall be submitted and approved in writing by the Highway Authority.

These works shall be secured and undertaken as part of the s278 works.

Reason: In order to meet accessibility requirements for passenger services for the development in accordance with Roads in Hertfordshire: Highway Design Guide 3rd Edition, and to further encourage sustainable modes of transport.

21. No development shall commence until a Construction Traffic/Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the construction of the development shall only be carried out in accordance with the approved Plan.

The Construction Traffic/Environmental Management Plan shall include:

- a. Construction vehicle numbers, type and routing;
- b. Access arrangements to the site;
- c. Measures to minimise dust, noise, machinery and traffic noise impacts during construction;
- d. Screening and hoarding details to protect neighbouring residents;
- e. Traffic management requirements, including the location of traffic routes to and from the site, details of their signing, monitoring and enforcement measures;
- f. Construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas);
- g. Siting and details of wheel washing facilities;
- h. Cleaning of site entrances, site tracks and adjacent public highway, including end of day tidying procedures to ensure protection of the site outside the hours of construction. The construction activities shall be designed and undertaken in accordance with the code of best practice set out in British Standard 5228 1997 and with the agreed details unless otherwise agreed in writing by the Local Planning Authority;
- i. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- j. Provision of sufficient on-site parking prior to commencement of construction activities;
- k. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- l. Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, 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 and to ensure the correct phasing of development in the interests of minimising disruption to nearby residents during construction, minimising any environmental impacts, in the interests of amenity.

22. 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.

23. Any tree lopped, topped, felled, 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 LPA 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.

24. Prior to the commencement of any landscaping works within any particular phase, an ecological management plan which details the how ecological units will be delivered within that phase shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following:

- a) aims and objectives of management;
- b) existing and proposed features to be managed, including specific reference to improvements to retained hedgerows;
- c) species composition of habitats to be enhanced and created;
- d) a programme for implementation;
- e) the body or organisation responsible for implementation of the Plan; and
- f) monitoring and remedial measures of the Plan.

The plan shall be implemented in accordance with the approved details and the programme as approved and the measures shall be maintained and retained thereafter.

Reason: To ensure that the agreed landscaping and biodiversity gains are delivered and maintained in the interests of local biodiversity, ecology and the visual amenity of the site.

25. Before commencement of any works on the site, trees to be retained shall be protected in accordance with all of the measures set out in the submitted 'Arboricultural Impact Assessment & Method Statement' by Anna French Associates, Document Number 139-DOC-002, dated 3 June 2019, revision B. In addition, no building materials shall be stacked or mixed within 10 metres of a tree to be retained. No fires shall be lit where flames could extend 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.

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended the garages approved as part of this permission shall be retained for the parking of vehicles and will not be converted to any other use without first obtaining a specific grant of planning permission from the Local Planning Authority.

Reason: To ensure the retention of adequate parking provision within the site in the interests of highway safety and to retain control over development that would normally be permitted development in the interests of the character and amenities of the area.

27. A No development shall 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 as suggested by the archaeological evaluation
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works of the site investigation

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).

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.

Reason: The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permission.

28. No dwelling hereby permitted shall be occupied unless and until an external lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be designed to minimise the potential adverse effects of external lighting on the amenity and biodiversity of the site and its immediate surroundings. The development shall be carried out in accordance with the approved details.

Reason: In the interests of biodiversity and local amenity.

29. The development hereby approved shall be constructed in accordance with the submitted Energy Statement by Abbey Consultants February 2021 ref: PA-ES-OH-PF-20-04, unless agreed otherwise in writing by the Local Planning Authority, and the identified measures shall be maintained and retained thereafter.

Reason: In order to provide a sustainable form of development, to reduce the carbon footprint of the development and in order to minimise the impact on Climate Change.

30. Prior to commencement of each phase of the development hereby permitted, detail of the installation of fire hydrants for that phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure there are adequate water supplies for use in the event of an emergency for the proposed development.

Proactive Statement:

1. Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant at the pre-application stage and 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. To avoid killing or injuring hedgehogs it is best practice for any longer, ruderal vegetation to be cleared by hand. To avoid creating refugia that may be utilised by hedgehogs, materials should be carefully stored in site on raised pallets and away from the boundary habitats. Piles of materials that could act as refuse for wildlife should be removed as soon as possible. If left over a period of time, they should be checked for the presence of wildlife prior to moving. Any trenches on site should be covered at night or have mammal ramps to ensure that any animals that enter can safely escape - this is particularly important if holes fill with water. Any open pipework with an outside diameter of greater than 120mm must be covered at the end of each working day to prevent animals entering/becoming trapped.
2. All works, including vehicle movements, materials and waste should be kept strictly within the application site and under no circumstances should there be any detrimental physical impact to the adjacent Folly Alder Swamp Local Wildlife Site.
3. Anglian Water has assets close to or crossing the site or there are assets subject to an adoption agreement. Therefore, the site layout should take into account and accommodate those assets within either retrospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991, or in the case of apparatus under an adoption agreement, liaise with owners of the apparatus. It should be noted that the diversion works should normally be completed before the development can commence.
4. During the construction phase the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.
5. Construction standards for works within the highway: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements

Further information is available via the website
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development->

management/highways-development-management.aspx or by telephoning 0300 1234047

6. TRAVEL PLAN INFORMATIVE A Travel Plan (TP) for the development consisting of a written agreement with the County Council which sets out a scheme to encourage, regulate, and promote green travel measures for owners, occupiers, and visitors to the Development in accordance with the provisions of the County Council's 'Travel Plan Guidance for Business and Residential Development', which is subject to an overall sum of £6,000 payable before occupation of the development. This 'evaluation and support contribution' is to cover the County Council's costs of administrating and monitoring the objectives of the TP and engaging in any TP Review. Indexation of this figure will be based on the Retail Price Index from the date planning is granted to the date the contribution is paid. The applicant's attention is drawn to Hertfordshire County Council's guidance on residential/commercial Travel Plans: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx#travelplans> Our Travel Plan team can provide further advice at travelplan@hertfordshire.gov.uk.

Signed:



Shaun Greaves
Development and Conservation Manager

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

Date: 19 March 2024

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 Applicants will need to pay a compliance fee where they request confirmation in writing of any planning consent, agreement or approval (commonly known as discharge of conditions) required by one or more conditions or limitations attached to a grant of planning permission.
- 3 The fee is £145 per request or £43 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the

dwellinghouse.

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 via 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 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.

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, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

