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Chairman and Members of the  
Development Management  
Committee

Your contact: Peter Mannings  
Tel: 01279 502174  
Date: 15 April 2026

cc. All other recipients of the  
Development Management  
Committee agenda

Dear Councillor,

## **DEVELOPMENT MANAGEMENT COMMITTEE - 15 APRIL 2026**

Please find attached the Additional Representations Summary and a table of report updates in respect of the following applications:

5. Planning Applications for Consideration by the Committee (Pages 2 - 5)
  - (A) 3/25/1097/FUL - Land to the rear of Hill House, Tower Hill, Much Hadham, Hertfordshire, SG10 6DL
  - (B) 3/24/0091/OUT - Land to the East of High Road, High Cross, Hertfordshire, SG11 1BE

Yours faithfully,

Peter Mannings  
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East Herts Council  
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**MEETING** : DEVELOPMENT MANAGEMENT COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 15 APRIL 2026  
**TIME** : 7.00 PM

## East Herts Council: Development Management Committee

**Date: 15<sup>th</sup> April 2026**

**Summary of additional representations received after completion of reports submitted to the committee, but received by 5pm on the date of the meeting.**

Agenda No	Summary of representations	Officer comments
5A	<p><b>Comments received from Chair of Governors at St Andrew's C of E Primary School as follows:</b></p> <p>Provides confirmation that the school is willing to take on responsibility for maintenance of the education land.</p> <p>Notes that careful consideration needs to be given to ensure construction traffic is managed around school drop-off and collection times.</p> <p>Outlines that the new footpath provision has the potential to allow a resolution to long running issues with an existing footpath through the school grounds.</p>	<p>Officers note this comment. As it explained in the committee report, the transfer of land to the school would be secured in the Section 106 Agreement.</p> <p>Officers note this comment. This has been given due consideration in the committee report. Through the imposition of a condition requiring a Construction Management Plan it can be ensured that impacts on the school and on drop-off/pick-up would be minimised during construction.</p> <p>Officers note this comment. This has been given due consideration in the committee report.</p>

	The School concludes that they remain neutral on the application.	Officers note the position of the school.
5A	Comment received from local resident raising the following matters: breach of site-specific policy requirements, misapplication of the tilted balance, harm to landscape, harm to protected views, harm to heritage assets, poor design, loss of parking, increased congestion, disruption during construction, unacceptable housing mix, absence of local allocation of affordable homes, flood risk, lack of clarity on school land/open space and lack of clarity of management arrangements.	Officers note this comment. All these matters have been given due consideration in the committee report.
5B	Comments received from Historic England as follows: Recognises the Grade II* farmhouse, Grade II listed barn and Grade II church in the vicinity of the site. There may be views from the churchyard across the site. The school playing field will act as an immediate buffer. The farmhouse is separated from the development site by substantial modern buildings.	Comments noted. Due consideration of the impact upon the setting and significance of the surrounding listed buildings has been given as recommended by HE.

	<p>Consideration should however be given to impact on the setting of the barn and the church although this is beyond the remit of HE.</p> <p>Raise no objection but recommend that the Council consider the visual impact on the barn and the church.</p>	
<p>5B</p>	<p>An additional letter was received today from a local; resident who has already made comment. It raises no additional matters beyond those highlighted in Section 8 of the Officer report.</p> <p>In summary, concern is raised about the amount of development permitted in High Cross over the last 7 years and considers that it is too much.</p> <p>It considers that the access is not safe, and that an accident causes the closure of the A10, it causes excessive traffic.</p> <p>Concern about infrastructure provision – there was a recent power outage in the village.</p> <p>The farmland used to provide crops, but yields have dropped in recent years owing to poor land management.</p> <p>East Herts has no need to approve the development owing to other allocated development.</p>	<p>Officers note this comment. All these matters have been given due consideration in the committee report.</p>

	This application along with the one to the west of High Road will turn the village into a housing estate.	
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**Table of errata and updates to reports submitted to Committee.**

Agenda No	Paragraph No	Updates
5A	6.21	The Conservation and Design Officer notes that the setting of the grade II listed almshouses is informed by their location on the main road, their rear gardens and the nearby school. The site is considered to contribute little to the setting or significance of this heritage asset. In any case, this consultee explains that the proposed layout, with the northern edge of the site being undeveloped, ensures that there would <b>not</b> be any impact on the setting or significance of the almshouses.
5A	8.3	Across three rounds of consultation, <del>94</del> <b>96</b> responses have been received from local residents and other third parties. <del>83</del> <b>84</b> of these comments object to the application, whilst <del>40</del> <b>11</b> comments are neutral and 1 comment in support of the proposal has been received. These representations are summarised below.
5A	9.66	The applicant has confirmed that <b>4</b> units ( <b>13%</b> of the total housing provision) would be designed to meet M4(3) standards. Therefore, in accordance with DP Policy HOU7, a 'proportion' of the new homes would be provided to M4(3) standards. This provision of M4(3) homes can be secured via condition.
5B	2.4	Public right of way No Thundridge 045 runs to the <del>northern</del> <b>southern</b> boundary
5B	9.74	The overall <del>visual</del> <b>landscape</b> impact is concluded to be of minor-moderate significance.