



MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 11 MARCH 2026
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE

Councillor Steven Watson (Chair)
Councillors R Buckmaster, V Burt, S Copley, I Devonshire, J Dunlop,
Y Estop, G Hill, S Marlow, T Smith, T Stowe and J Thomas (Vice-Chair)

Substitutes

Conservative Group: Councillors S Bull and T Deffley
Green Group: Councillors M Connolly and V Smith
Labour Group: Councillor C Redfern
Liberal Democrat Group: Councillor M Adams
Reform UK: Councillor G McAndrew

(Note: Substitution arrangements must be notified by the absent Member to the Committee Chairman or the Executive Member for Planning and Growth, who, in turn, will notify the Committee service at least 7 hours before commencement of the meeting.)

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DISCLOSABLE PECUNIARY INTERESTS

A Member, present at a meeting of the Authority, or any committee, sub-committee, joint committee or joint sub-committee of the Authority, with a Disclosable Pecuniary Interest (DPI) in any matter to be considered or being considered at a meeting:

- must not participate in any discussion of the matter at the meeting;
- must not participate in any vote taken on the matter at the meeting;
- must disclose the interest to the meeting, whether registered or not, subject to the provisions of section 32 of the Localism Act 2011;
- if the interest is not registered and is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days;
- must leave the room while any discussion or voting takes place.

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AGENDA

1. Apologies

To receive apologies for absence.

2. Chair's Announcements

3. Declarations of Interest

To receive any Members' declarations of interest.

4. Minutes - 11 February 2026 (Pages 6 - 22)

To confirm the Minutes of the meeting of the Committee held on Wednesday 11 February 2026

5. Planning Applications for Consideration by the Committee (Pages 23 - 25)

(A) 3/25/0950/FUL - Installation of 480 Photovoltaic Solar Panels, with an output of circa 240,000kWh of energy, with supporting infrastructure and landscaping works at Land At Aston End, Stevenage, Hertfordshire_(Pages 26 - 59)

Recommended for Approval.

(B) 3/25/0763/FUL - Change of use of land from blocked paved pedestrian area to provide 2 police vehicle car parking spaces, marked with studs and a sign (by way of Hertfordshire County Council Traffic Regulation Order) at Block Paved Area Of Tudor Square, Ware, Hertfordshire, SG12 9XF_(Pages 60 - 75)

Recommended for Approval.

6. Urgent Business

To consider such other business as, in the opinion of the Chairman of the meeting, is of sufficient urgency to warrant consideration and is not likely to involve the disclosure of exempt information.

7. Exclusion of the Press and Public (if required)

If Part II business is notified and the procedures set out in the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 have been complied with, the Chairman will move: - That under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting during the discussion of item XX on the grounds that it involves the likely disclosure of exempt information as defined in paragraph XX of Part 1 of Schedule 12A of the said Act and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Agenda Item 4

DM

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MINUTES OF A MEETING OF THE
DEVELOPMENT MANAGEMENT
COMMITTEE HELD IN THE COUNCIL
CHAMBER, WALLFIELDS, HERTFORD ON
WEDNESDAY 11 FEBRUARY 2026, AT 7.00
PM

PRESENT: Councillor S Watson (Chair)
Councillors R Buckmaster, S Copley,
I Devonshire, Y Estop, G Hill, S Marlow,
T Smith, T Stowe and J Thomas

ALSO PRESENT:

Councillors D Andrews, B Deering, V Glover-
Ward and G Williamson

OFFICERS IN ATTENDANCE:

Jackie Bruce	- Section 106 Programme Manager
Neil Button	- Interim Team Leader (Strategic Applications Team)
Steve Fraser-Lim	- Principal Planning Officer
Peter Mannings	- Committee Support Officer
Martin Plummer	- Service Manager (Development Management and Enforcement)
Joanna Russell	- Principal Planning Officer
Stephanie Tarrant	- Assistant Director for Democracy, Elections and Information Governance

327 APOLOGIES

Apologies for absence were submitted from Councillors V Burt and J Dunlop. It was noted that Councillor V Smith was substituting for Councillor J Dunlop.

328 CHAIR'S ANNOUNCEMENTS

The Chair welcomed everyone to the meeting and introduced the Officers. He reminded Members and Officers to use their microphones as the meeting was being webcast.

The full webcast of the meeting can be viewed here: Development Management Committee – [11 February 2026](#).

329 DECLARATIONS OF INTEREST

Councillor Joe Thomas declared a disclosable pecuniary interest in planning application 3/24/0284/OUT, on the grounds that he worked for the Passenger Transport Unit at Hertfordshire County Council, who had made a request for Section 106 monies. He left the room whilst this application was being considered.

330 MINUTES - 15 OCTOBER 2025

Councillor Devonshire proposed and Councillor Stowe seconded, a motion that the Minutes of the meeting held on 15 October 2025 be confirmed as a correct record and be signed by the Chair.

After being put to the meeting and a vote taken, the motion was declared CARRIED.

RESOLVED – that the Minutes of the meeting held on 15 October 2025, be confirmed as a correct record and signed by the Chair.

331 3/24/0284/OUT - OUTLINE PLANNING PERMISSION FOR THE ERECTION OF UP TO 36 DWELLINGS WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS AT LAND WEST OF HIGH ROAD, HIGH CROSS, HERTFORDSHIRE

The Director for Place recommended that in respect of application 3/24/0284/OUT, planning permission be granted subject to the conditions set out at the end of the report.

The Principal Planning Officer summarised the late representations that had been received and set out the designation of High Cross as a group two village. Members were advised that the application had been reassessed under policy GBR2, and it was of note that the site was not within the village boundary. A number of amendments to the report were summarised by the Principal Planning Officer.

The Principal Planning Officer summarised the application for outline planning permission with all matters reserved apart from access. She presented a series of parameter plans and slides that covered the location of the site in the context of the surrounding area. Members were advised of the main planning issues that were pertinent to the application. Of particular note was that the site was rural land beyond the green belt and there were no landscape designations on the site.

Members were shown an indicative masterplan for the site and a plan showing the bridleways and public rights of way that were referenced in the landscape and visual impact assessment. The heritage context of the site was also set out for the committee.

Members were reminded that landscape, layout, appearance and scale were not for consideration at this stage. The committee were able to consider the access to the site as well as the pedestrian access to the school.

Jacqueline Veater addressed the committee in objection

to the application. She was asked a number of questions by the Development Management Committee.

Thaddaeus Jackson-Browne and David Baker-Brook addressed the committee in support of the application.

Councillor Andrews addressed the committee as the local ward Member. He was asked questions by the Development Management Committee.

Questions were asked regarding whether the site had been submitted to the call for sites, and also in relation to the identified local need and whether the housing was for local needs and also whether lower end of substantial harm meant substantial.

The Principal Planning Officer said that the situation was ever changing in respect of the call for sites. She said that in terms of local need the need was across the district as a whole and there was no request specifically that this site be reserved for local needs. Members were advised that the harm was less than substantial harm otherwise the scheme would more likely have been recommended for refusal.

The Principal Planning Officer explained that the site was not part and parcel of the listed buildings, and the expanded comments of the conservation officer were helpful in that regard. The site was in the wider locality of the village church and the school but was not part of what made the character of those buildings special.

Members were advised that the open space and the proposed SUDS provisions to the south of the site would now provide a very large gap between a barn and the site. It was confirmed that this location was in the call for sites.

Concerns were expressed regarding how the privately run bus service was going to be improved and a question was asked about the size of the school in terms of forms of

entry. The Section 106 Programme Manager explained the bus contributions went directly to the county council and the sustainable transport team allocated funds to the routes as a potential subsidy to encourage more buses per hour.

Members expressed a number of concerns regarding the unsustainable nature of the site with a particular reference to the poor bus service and the lack of facilities in the village. The Principal Planning Officer said that both the locationality of the site and the location of local services in relation to the village had been considered. High Cross as a group two village had been assessed as having very good levels of accessibility due to the bus service, pavements and lighting and how close it was to other settlements. The appropriate level of harm had been identified as moderate, and this had been weighed up in the planning balance.

The Interim Team Leader (Strategic Applications) explained that Members should have regard to the location of High Cross in the context of Wadesmill and Thundridge. Members should consider that in broader terms there were more services that were walkable or easily accessible between the three villages. The matter of the tilted balance was also highly relevant and less than full weight should be assigned to district plan policies as there was not a 5-year supply of deliverable sites.

The Principal Planning Officer responded to a query regarding archaeological work and explained that there would be appropriate reporting and recording of any findings and this would not stop development on the site.

A concern was expressed regarding the sterile nature of the proposed development adjacent to a warm and attractive settlement that had grown organically over the years. Members also made a number of points in respect of the lack of a five-year housing land supply and the allocation of sites in the district plan.

The Principal Planning Officer responded to a question about protected views and said that she had very thoroughly considered the views from Marshalls Lane. She presented a series of views from the PowerPoint slides including views extracted from the Neighbourhood Plan. A concern was expressed regarding the landscape parameter plans and the lack of information regarding the impacts of the scheme.

The Interim Team Leader (Strategic Applications) said that Members had to consider the detail in the parameter plans pertinent to this application and the conditions that were set out in the report. Details in respect of archaeology, buffer treatments and design would all come forward later and there was clear evidence that this site was deliverable within a five-year period. Members were advised that the NPPF was a significant material consideration in respect of the titled balance.

The Legal Adviser said that Members had a duty to determine applications that were submitted and validated by the local planning authority, and as a matter of law the committee could not ask the applicant to withdraw an application. She reiterated that, as regards the titled balance, considerable weight must be afforded to housing delivery and for an application to be refused in the tilted balance, there would have to be substantial and significant harm in the context of all of the policies of the NPPF as a whole.

A query was raised regarding the possibility of improvements to cycle ways due to the short distances between High Cross and Wadesmill and this being a natural cycle journey but too far to walk. The Principal Planning Officer said that the walkable/cyclable reference was an inference in relation to the lit pavement access to the villages. This matter was not raised by Hertfordshire Highways, or active travel and a priority had been given to bus travel due to the scale of the development and the nature of the location in High Cross.

The Principal Planning Officer said that in reply to the comments from the committee on Sustainable Drainage Systems (SuDS) and flooding, this was a highly technical matter that had been covered in the report along with a summary of the comments of the lead local flood authority (LLFA). She said that there would be an improvement of the current situation on site regarding surface water flooding and no harm in that regard.

Councillor Watson proposed and Councillor Copley seconded, a motion that application 3/24/0284/OUT be granted planning permission subject to the conditions set out at the end of the report.

After being put to the meeting and a vote taken, the motion was declared CARRIED.

RESOLVED – that application 3/24/0284/OUT be granted planning permission subject to the conditions set out at the end of the report.

332 3/25/0917/FUL - ERECTION OF BATTERY ENERGY STORAGE FACILITY INCLUDING ACCESS WORKS, LANDSCAPING AND ALL ASSOCIATED ENGINEERING WORKS AT DELLOWS, GINNS ROAD, STOCKING PELHAM, HERTFORDSHIRE, SG9 0JA

The Director for Place recommended that in respect of application 3/25/0917/FUL, planning permission be granted subject to the conditions set out at the end of the report.

The Principal Planning Officer set out the context of the application and the application site in the wider area in and around Stocking Pelham. He said that the application had been accompanied by a landscape and visual impact assessment. The Principal Planning Officer summarised in detail the proposed development.

Members were presented a series of visuals, elevation drawings and photos that showed the views and location

of the site. The Principal Planning Officer explained that some trees and hedgerows would need to be cut back and managed to facilitate access and visibility splays.

The Principal Planning Officer set out the intending routing for construction vehicles and said that there would be no vehicles heading westwards through Stocking Pelham. He drew members attention to the risk management plan and the outline battery safety management plan. He also commented on the assessment of the application against the national fire chief council guidance on fire safety.

Members were updated in respect of the drainage strategy for the site, and the strategy had been reviewed by the LLFA, and they were no satisfied subject to conditions in the report. The Principal Planning Officer summarised the late representations that had been received and Members were updated on a number of amendments to the heads of terms in respect of the Section 106 legal agreement.

Ian DeBurgh-Marsh addressed the committee in objection to the application.

Jonathan Cooper addressed the committee in support of the application. He was asked questions by the Development Management Committee.

Councillor Colin Berthoud and Dani Fuimicelli addressed the committee on behalf of Stocking Pelham Parish Council. They were asked questions by the Members of the Development Management Committee.

Councillor Geoffrey Williamson addressed the committee as the local ward Member.

In reply to a question regarding the Crabbs Lane (Crabbs Green) site by Officers, where an application for a BESS had been refused in 2025, the Principal Planning Officer set out the main planning considerations as to why that planning application had been refused by officers.

Members asked a number of questions regarding noise, heritage impact, the route to be taken by HGVs involved in the implementation of these proposals, fire safety and the shutting down of equipment in the event of fire and contaminated water and the cumulative impact of five BESS schemes in this area.

The Principal Planning Officer said that this application was different in that Environmental Health had not objected to the application at Dellows and application site at Crabbs Green was closer to more residential properties in Stocking Pelham and Crabbs Green. Members were advised that Dellows was further from residential receptors and there were less of them.

Members were advised that the noise mitigations at Crabbs Green had been a lot more substantial to achieve worst result than would be the case at Dellows. The planning balance on this application was more in keeping with the other BESS applications that had been recommended for approval.

The Principal Planning Officer confirmed to Members that the site at Dellows was 4.1 hectares and in terms of the acoustic barrier, Environmental Health were very aware of the issue of low frequency noise. Further information was submitted to assess the impact of low frequency noise as Environmental Health had concerns that there was not much information submitted in that regard.

Members were further advised that details were available in the background documents and all of the above details regarding noise mitigation could be secured by the planning conditions. This included details of an example of a planted acoustic wall which would have more of a mass than an acoustic fence.

The Principal Planning Officer explained that in terms of the routing of construction traffic to and from Dellows, the traffic could use the previously approved route without

vehicles travelling through the village.

Members were advised that both Essex County Council and Hertfordshire County Council had considered that the proposed route was acceptable, and any impacts would be manageable.

The Principal Planning Officer said that any runoff from the site in terms of drainage would be directed to a drainage basins and then this would discharge into the water course. He set out in detail the mitigations that would be implemented in the event of a fire or a battery malfunction to prevent the discharge of water from the basin to the outfall.

In reply to a query regarding the impact on the area of five BESS schemes and the cumulative impact, the Principal Planning Officer said that Essex County Council could have requested further information regarding traffic mitigation, and they would have done so if they had sufficient concerns that the highways impact would be unacceptable.

Members were advised that no such request had been received and there was a condition that the Highways departments be consulted on the final version of the construction traffic management plan.

The Interim Team Leader (Strategic Applications) advised that the cumulative impact in terms of noise, traffic, heritage impact and landscape character and visual impact were all key considerations that were critical to the decision making of the committee. He said that all of these points were addressed in the report on a cumulative basis.

Members were advised that it was not for the local planning authority or the planning inspectorate to place a limit on an area as part of determining planning applications. He said that the report covered in

considerable detail that there was limited intervisibility between the two sites.

The landscape officer had advised that the application was an acceptable scheme in respect of landscape harm and the cumulative impact, and the impact of this particular site was moderate at worst.

The Interim Team Leader (Strategic Applications) said that each application had to be considered on its own merits on a case-by-case basis in respect of noise. Members were advised that the impact on listed buildings had been covered in the late representations sheet that had been published.

The Interim Team Leader (Strategic Applications) said that each application had to be considered on its own merits on a case-by-case basis in respect of noise.

The Principal Planning Officer and the Interim Team Leader (Strategic Applications) addressed Members at length in respect of landscape harm, the noise impact and also on the impact on listed buildings and the conservation of heritage assets. The public benefits, which Members must give significant weight to, would outweigh those harms. Members were reminded that the NPPF did allow the public benefits to outweigh any identified harm to the setting of the heritage assets.

At this point in the meeting, 9:55 pm, Councillor Watson proposed and Councillor Thomas seconded, a motion that the meeting would continue for 20 minutes beyond 10 pm.

After being put to the meeting and a vote taken, this motion was declared CARRIED.

RESOLVED – that the meeting continue for 20 minutes beyond 10 pm.

The Legal Adviser said that the matter of the cumulative impacts was part of the weighting in the balance, and this

was a difficult consideration for the committee. She said that the government guidance for significant national infrastructure projects recognises the dilemma facing Members.

Members were advised that they should be making proportionate assessments based upon the information available at the time. The Legal Adviser said that Members had to consider what was before them in the context of this application. The threshold of harm was a difficult question, and Members had a difficult task in balancing the planning considerations set out in the report weighted against the public benefits.

Councillor Estop proposed and Councillor Thomas seconded, a motion that application 3/25/0917/FUL be granted planning permission subject to the conditions set out at the end of the report and also subject to the following amended/additional conditions (the amended wording of condition 24 is to be finalised in consultation with Chair of the Development Management Committee).

Condition 17: Acoustic Boundary Treatments

17. First use of the development shall not take place until a detailed specification of acoustic boundary treatment in general conformity with the Noise Impact Assessment has been submitted to and approved in writing by the local planning authority, which shall comprise a plantable retaining wall structure (rootlock or similar). The development shall be carried out in accordance with the approved details prior to first use of the development and retained for the lifetime of the development.

Reason: In order to safeguard the amenity of the surrounding area, including residential occupiers in accordance with East Herts District Plan policy EQ2.

Condition 24: Development in accordance with acoustic

report

- 24 During operation, the Site must operate ensuring that there are no audible tones between 20 Hz and 315 Hz in third octave bands at any existing residential dwelling. Tones may be determined objectively through measurement at the residential dwelling, following guidance given in BS 4142 and relevant Standards. Where tones are found to be present, remedial action will be required to mitigate the particular tone, with details of further mitigation measures to be submitted for approval to the local planning authority. During all periods, the Site must operate within the operational noise levels as noted in the E3P Noise Impact Assessment Reference: 51-401-R1-3 with rating levels of no more than 37 dB LAeq,1hr during the day and 25 dB LAeq,15mins during the night, in accordance with BS 4142.

Reason: in order to safeguard the amenity of nearby residents and the surrounding area, in accordance with East Hertfordshire District Plan policy EQ2.

New condition 28: Landscaping

- 28 Prior to the first occupation / use of each phase of the development hereby approved, full landscaping details for that phase shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:
- Hard surfacing materials;
 - Soft landscaping proposals intended to screen the development;
 - Retained landscape features;
 - Planting plans detailing schedule of plants, species, planting sizes and density of planting
 - An implementation timetable.

Thereafter, the site covered by that phase shall be

landscaped in full accordance with the approved details and implementation timetable.

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with Policies DES3 and DES4 of the East Herts District Plan (2018).

New condition 29 (landscape implementation)

- 29 All hard and soft landscape works shall be carried out in accordance with the approved details. Any trees or plants that, within a period of five years after planting, are removed, die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the maintenance of landscaping, in accordance with Policy DES3 of the East Herts District Plan 2018.

After being put to the meeting and a vote taken, the motion was declared CARRIED.

RESOLVED – that application 3/25/0917/FUL be granted planning permission subject to the conditions set out at the end of the report and also subject to the following amended/additional conditions (the amended wording of condition 24 is to be finalised in consultation with Chair of the Development Management Committee):

Condition 17: Acoustic Boundary Treatments

17. First use of the development shall not take place until a detailed specification of acoustic boundary treatment in general conformity with the Noise Impact Assessment has been submitted to and

approved in writing by the local planning authority, which shall comprise a plantable retaining wall structure (rootlock or similar). The development shall be carried out in accordance with the approved details prior to first use of the development and retained for the lifetime of the development.

Reason: In order to safeguard the amenity of the surrounding area, including residential occupiers in accordance with East Herts District Plan policy EQ2.

Condition 24: Development in accordance with acoustic report

24. During operation, the Site must operate ensuring that there are no audible tones between 20 Hz and 315 Hz in third octave bands at any existing residential dwelling. Tones may be determined objectively through measurement at the residential dwelling, following guidance given in BS 4142 and relevant Standards. Where tones are found to be present, remedial action will be required to mitigate the particular tone, with details of further mitigation measures to be submitted for approval to the local planning authority. During all periods, the Site must operate within the operational noise levels as noted in the E3P Noise Impact Assessment Reference: 51-401-R1-3 with rating levels of no more than 37 dB LAeq,1hr during the day and 25 dB LAeq,15mins during the night, in accordance with BS 4142.

Reason: in order to safeguard the amenity of nearby residents and the surrounding area, in accordance with East Hertfordshire District Plan policy EQ2.

New condition 28: Landscaping

28 Prior to the first occupation / use of each phase of the development hereby approved, full landscaping details for that phase shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- Hard surfacing materials;
- Soft landscaping proposals intended to screen the development;
- Retained landscape features;
- Planting plans detailing schedule of plants, species, planting sizes and density of planting
- An implementation timetable.

Thereafter, the site covered by that phase shall be landscaped in full accordance with the approved details and implementation timetable.

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with Policies DES3 and DES4 of the East Herts District Plan (2018).

New condition 29 (landscape implementation)

29 All hard and soft landscape works shall be carried out in accordance with the approved details. Any trees or plants that, within a period of five years after planting, are removed, die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the maintenance of landscaping, in accordance with Policy DES3 of the East Herts District Plan 2018.

333 URGENT BUSINESS

There was no urgent business.

334 EXCLUSION OF THE PRESS AND PUBLIC (IF REQUIRED)

There was no urgent part two business.

The meeting closed at 10.00 pm

Chairman
Date

East Herts Council Report

Development Management Committee

Date of Meeting: 11 March 2026

Report by: Sara Saunders, Director for Place

Report title: Planning Applications for Consideration by the Committee

Ward(s) affected: All

Summary

- This report is to enable planning and related applications and unauthorised development matters to be considered and determined by the Committee, as appropriate, or as set out for each agenda item.

RECOMMENDATIONS FOR DEVELOPMENT MANAGEMENT COMMITTEE:

A recommendation is detailed separately for each application and determined by the Committee, as appropriate, or as set out for each agenda item.

1.0 Proposal(s)

1.1 The proposals are set out in detail in the individual reports.

2.0 Background

2.1 The background in relation to each planning application and enforcement matter included in this agenda is set out in the individual reports.

3.0 Reason(s)

3.1 No.

4.0 Options

4.1 As detailed separately in relation to each matter if any are

appropriate.

5.0 Risks

5.1 As detailed separately in relation to each matter if any are appropriate.

6.0 Implications/Consultations

6.1 As detailed separately in relation to each matter if any are appropriate.

Community Safety

As detailed separately in relation to each matter if any are appropriate.

Data Protection

As detailed separately in relation to each matter if any are appropriate.

Equalities

As detailed separately in relation to each matter if any are appropriate.

Environmental Sustainability

As detailed separately in relation to each matter if any are appropriate.

Financial

As detailed separately in relation to each matter if any are appropriate.

Health and Safety

As detailed separately in relation to each matter if any are appropriate.

Human Resources

As detailed separately in relation to each matter if any are appropriate.

Human Rights

As detailed separately in relation to each matter if any are appropriate.

Legal

As detailed separately in relation to each matter if any are appropriate.

Specific Wards

As detailed separately in relation to each matter if any are appropriate.

7.0 Background papers, appendices and other relevant material

- 7.1 The papers which comprise each application/ unauthorised development file. In addition, the East of England Plan, Hertfordshire County Council's Minerals and Waste documents, the East Hertfordshire Local Plan and, where appropriate, the saved policies from the Hertfordshire County Structure Plan, comprise background papers where the provisions of the Development Plan are material planning issues.
- 7.2 Display of Plans
- 7.3 Plans for consideration at this meeting are available online. An Officer will be present from 6.30 pm to advise on any plans relating to schemes on strategic sites. A selection of plans will be displayed electronically at the meeting. Members are reminded that those displayed do not constitute the full range of plans submitted for each matter and they should ensure they view the full range of plans online prior to the meeting.
- 7.4 All of the plans and associated documents on any of the planning applications included in the agenda can be viewed at:
<https://publicaccess.eastherts.gov.uk/online-applications/>

Contact Member Councillor Vicky Glover-Ward, Executive Member for Planning and Growth
vicky.glover-ward@eastherts.gov.uk

Contact Officer Sara Saunders, Director for Place, Tel: 01992 531656
sara.saunders@eastherts.gov.uk

Report Author Peter Mannings, Committee Support Officer,
Tel: 01279 502174
peter.mannings@eastherts.gov.uk

Agenda Item 5a

DEVELOPMENT MANAGEMENT COMMITTEE REPORT – 11th MARCH 2026

Application Number	3/25/0950/FUL
Proposal	Installation of 480 Photovoltaic Solar Panels, with an output of circa 240,000kWh of energy, with supporting infrastructure and landscaping works.
Location	Land At Aston End Stevenage Hertfordshire
Parish	Aston Parish Council
Ward	Aston, Datchworth & Walkern

Date of Registration of Application	9 th July 2025
Target Determination Date	
Reason for Committee Report	Major application
Case Officer	Joanna Russell

RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

1.0 Summary of Proposal and Main Issues

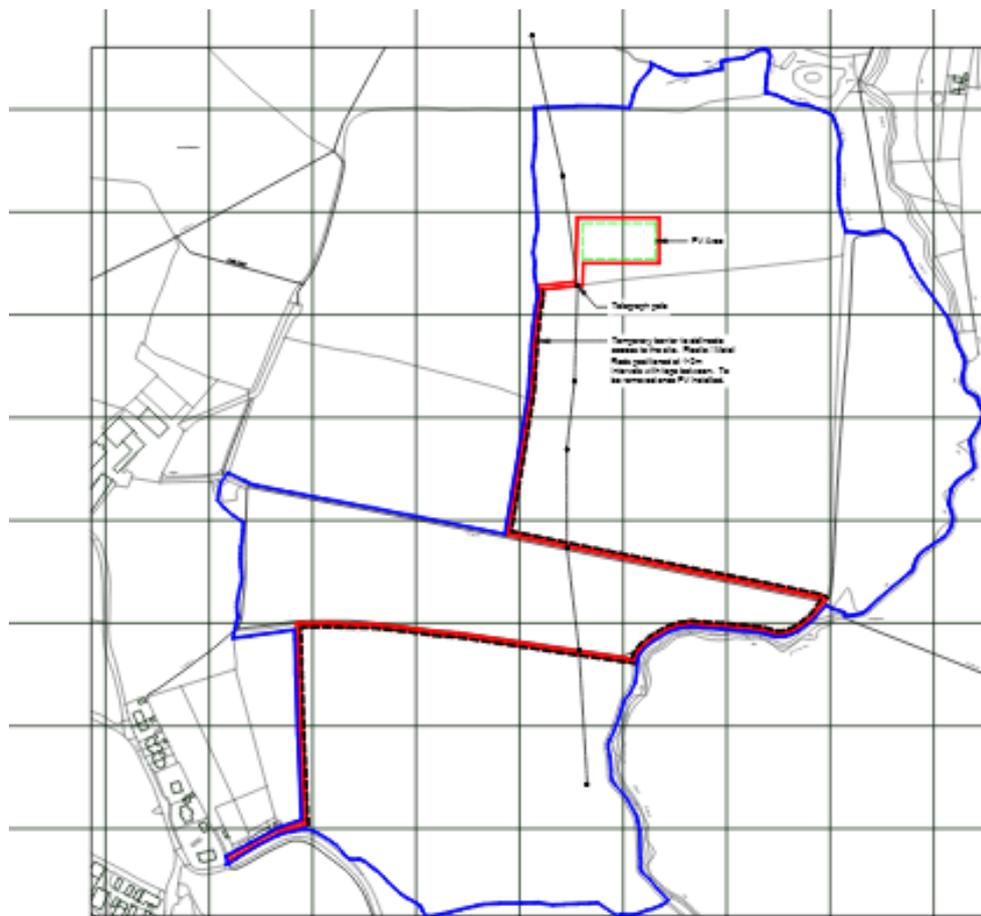
- 1.1 The proposal comprises the construction and operation of up to 240,000kWh solar farm development.
- 1.2 The PV panels will be connected directly into the existing National Grid for the benefit of the public and to and help power and offset carbon emissions from the applicant's land use activities including winemaking.
- 1.3 The 4 rows of 120 panels will be installed facing south with an installation area of 2,100sqm (70m in width and 30m in depth) including aisles between rows.
- 1.4 The racks of PV panels would be constructed on mounting frames, matt finished galvanised steel or aluminium and orientated east to west and set

6.5m apart. The panels would be angled to the south, with approximately 2.3m ground clearance at the back and 0.7m ground clearance of the lowest part of each panel at the front.

- 1.5 In addition, a small concrete slab and green electrical box 3m x 3m x 2m high containing 2 inverters would be installed next to the existing wooden pole overhead powerline, with a pole mounted transformer.
- 1.6 The proposal also includes the establishment of landscape buffers to provide landscape and ecological benefits. Species-rich grassland will be established under and around the PV panels; and following decommissioning of built elements, final restoration would be to a grassland field, with retention of perimeter hedgerows.
- 1.7 The submission advises that the site has been chosen due to its immediate proximity to grid infrastructure. Furthermore, the proposal has agreed a deliverable point of connection to the National Grid network.
- 1.8 The main issues arising from the proposals are considered in section 4 of this report.

2.0 Site and Surroundings

- 2.1 The application site is located within the Metropolitan Green Belt and part of the access track is within an area of archaeological potential. No change is proposed to this area with the existing agricultural track proposed to be facilitated for access and as such there would be no impact on this designation.
- 2.2 The site is part of the applicants wider agricultural holding as shown below. The entire holding sits to the east of Stevenage with the area proposed for the solar panels sitting approximately 1km from the settlement boundary. The village of Benington sits approximately 1.9km to the east of the site, Aston is approximately 1.4km to the south, and Walkern is approximately 1.4km to the North.



- 2.3 The site sits within a highly rural location in a gently undulating landscape of mainly mixed farmland with hedgerows, tree belts and small woodland blocks. It is outside of a defined settlement boundary and is surrounded on all sides by open land in agricultural / equestrian use. The nearest residential dwelling is more than 500m away to the west.
- 2.4 Public Rights of Way run to the east, west and south of the site but are all set more than 200m away from the site of the solar panels.
- 2.5 The PV array is in flood zone 1 with some of the access track crossing into Flood Zones 2 and 3. A Public Right of Way runs close to its eastern, southern and western boundaries.
- 2.6 The site is not within a national landscape designation and there are no heritage assets with close proximity of it.

3.0 Planning History

- 3.1 There is no relevant planning history.

4.0 Main Policy Issues

- 4.1 The main planning issues of the application relate to the provision of renewable energy, economic benefits, acceptability of the proposed location, landscape / visual impact, transport, drainage, noise and ecology impacts. The relevant policies in the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), and the adopted East Herts District Plan 2018 (DP), are referenced in the table below.

Main Issue	NPPF	East Herts District Plan
Principle of Development (renewable energy infrastructure)	Chapter 2 and 14 Government white papers and policy statements	INT1, DPS2, DPS4, GBR1, CC3, ED2
Green belt Impact	Chapter 13	GBR1
Economic considerations	Chapter 6	ED2 Vision and Strategic objectives
Landscape Visual Impact	Chapter 12, 15	DES2, DES3, DES4
Heritage Assets	Chapter 16	HA1, HA7
Ecology and Biodiversity	Chapter 15	NE2, NE3 Also the Hertfordshire Local Nature Recovery Strategy
Pollution	Chapter 1, 15	EQ2, EQ3
Transport	Chapter 9	TRA1, TRA2, CFLR3,
Drainage	Chapter 14 + NPPG	WAT1, WAT5

- 4.2 Other relevant issues and relevant guidance are referred to in the 'Consideration of Relevant Issues' section below.

5.0 Summary of Consultee Responses

- 5.1 HCC (Hertfordshire County Council) Highway Authority: Raise no objection subject to the imposition of a condition requiring a Construction and Traffic Management Plan.
- 5.2 Lead Local Flood Authority (LLFA): No objection subject to the imposition of conditions.

- 5.3 CPRE: Objects due to the location of the site in the green belt, impact on the landscape quality and rural character of the site and impact on birds.
- 5.4 EHDC (East Herts District Council) Conservation and Urban Design Advisor: No objection.
- 5.5 EHDC 106 Officer: Requests monitoring contributions towards BNG.
- 5.6 EHDC Environmental Health (Noise and light): No objection to the proposal subject to the imposition of conditions.
- 5.7 EHDC Landscape Officer: Raises no objection.
- 5.8 EHDC Sustainability Officer: Raises no objection.

6.0 Parish Council Representations

- 6.1 Aston Parish Council: Neutral. Some Councillors objected to the proposal and others thought it was well set out.

7.0 Summary of Other Representations

- 7.1 7 responses have been received. 1 neither objecting to or supporting the proposal, 1 in support, and 5 in objection. The issues raised are summarised below:

Support

- Environmental benefits of creating renewable energy
- The proposal will be beneficial for the local economy

Objection

- Landowner has not given agreement for parking construction vehicles (Officer comment – this matter was resolved in a revision to the CTMP. The landowner has provided consent).
- The proposal would result in the loss of agricultural land
- The proposal would have an adverse landscape impact
- Detrimental impact on wildlife / ecology
- Solar panels should be included in new build properties and use brown field sites

- While the proposal is mostly screened by surrounding hedges and woodland, it may act as a precedent for future solar farms.

Neither support nor object

- A horse transporter does not use the access as stated in the submission.
- The proposed parking area belongs to the equestrian site owner and is kept closed and locked and therefore makes manoeuvring on site difficult (Officer comment – as detailed above, this matter was resolved in a revision to the CTMP. The landowner has provided consent).
- There is no sightline from this entrance.
- The access is narrow with dew turning places – there is a better access with better sightlines on Ford Lane.

7.2 All of the above representations have been considered in the preparation of this officer report.

8.0 Consideration of Issues

Principle of Development

8.1 The principle of the development falls for consideration with regard to the provision of renewable energy, the location of the proposal within the rural area, the economic benefits of the provision, the loss of agricultural land; and its appropriateness within the Green Belt.

8.2 Consideration with regard to the loss of agricultural land is also given to recent appeal decisions relating to similar development, in particular Land north east of Wandon End, North Hertfordshire ref 22/03231/FP (North Hertfordshire Council) which was determined by appeal decision dated 15th July 2025.

Renewable Energy

8.3 The NPPF (December 2024) elevates the overall significance given to the benefits associated with developments for renewable energy or associated with the provision of renewable energy infrastructure in comparison to previous national policy. Paragraph 168 states that *'When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should: a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to*

the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future'.

- 8.4 In June 2019 the UK declared a climate emergency and amended the Climate Change Act 2008, introducing a legally binding target to achieve 'net zero' by 2050. The pathway to net zero is now firmly enshrined in the UK's statutory and policy provisions.
- 8.5 The National Infrastructure Strategy – Fairer, Faster and Greener (November 2020), sets out the UK Government's plans to deliver on its ambition to 'deliver an infrastructure revolution' a radical improvement in the quality of the UK's infrastructure to help level up the Country, strengthen the Union and put the UK on the path to net zero emissions by 2050.
- 8.6 The Energy White Paper 'Powering Our Net Zero Future' (December 2020) highlights that clean electricity will become the predominant form of energy, entailing a potential doubling of electricity demand and consequently a fourfold increase in low-carbon electricity generation. This transition must be secured while retaining the essential reliability, resilience and affordability of energy.
- 8.7 The government paper 'Net Zero. Build Back Greener' (Oct 2021) sets out the vision for a decarbonised economy. It confirms that the net zero economy will be underpinned by cheap clean electricity, made in Britain. It highlights that *'a clean, reliable power system is the foundation of a productive net zero economy as we electrify other sectors – so we will fully decarbonise our power system by 2035, subject to security of supply.'*
- 8.8 As well as helping to address climate change, the British Energy Security Strategy (April 2022) indicates that renewable energy has a key role to play in providing greater energy security for the country and reducing our need to import energy.
- 8.9 The Government paper 'Powering Up Britain' (March 2023) states that *'One of the foundation stones of thriving economies is access to cheap, abundant and reliable energy... After decades of reliance on imported fossil fuels, the new department's mission is to replace them with cheaper, cleaner, domestic sources of energy... Energy security and net zero are two sides of the same coin'.*
- 8.10 In July 2019, East Herts Council approved a Climate Change Declaration in recognition of the climate emergency. This declaration committed the

council to take action to address the causes and impacts of climate change across the district and is directed through the Climate Change Strategy 2022-2026.

- 8.11 In July 2023, the Council agreed a climate emergency, which both amplifies and accelerates efforts to tackle climate change in terms of reducing greenhouse gas emissions, restoring natural environments and planning for the local impacts of climate change.
- 8.12 On the basis of the above, the principle of renewable energy infrastructure is supported.

Locationality

- 8.13 While Local Plan policy DPS2 generally seeks to limit development outside of settlement hierarchy, policy CC3 specifically relates to renewable and low carbon energy and states that: *'The Council will permit new development of sources of renewable energy generation, including community led projects, subject to assessment of the impacts upon:*

- (a) environmental and historic assets;*
- (b) visual amenity and landscape character;*
- (c) local transport networks;*
- (d) the amenity of neighbouring residents and sensitive uses;*
- (e) air quality and human health; and*
- (f) the safe operation of aerodromes...*

In considering the impact of renewable technologies, the Council will attach particular importance to maintaining the special countryside character of the rural area, including the preservation of long-distance views from public rights of way'.

- 8.14 Taking account of the wider policy context as detailed above, and the specific guidance in Local Plan policy CC3, while it is preferable for development to be located on previously developed land, given the nature of the proposal, the application site could be an appropriate location in principle for the proposed development, subject to its detailed impacts.

Economic Consideration

- 8.15 Chapter 2 of the local plan sets out the vision for East Herts in 2033. This includes that the *'local economy in the District will have been supported,*

with provision having been made for the accommodation requirements of existing and new businesses...'

- 8.16 Paragraph 81 of the NPPF seeks to ensure that planning decisions help create the conditions in which businesses can invest, expand and adapt, with significant weight to be attached to:

'...the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.'

- 8.17 Policies relating to the rural economy are also appropriate, with paragraph 84 of the NPPF seeking to achieve the following:

*'a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
b) the development and diversification of agricultural and other land-based rural businesses;...'*

- 8.18 Paragraph 85 sets out that decision should recognise that sites to meet local business needs may need to be found adjacent to or beyond existing settlements.

- 8.19 The applicant advises that they are significant participants in the government's mid-tier countryside stewardship (CS) program where they have planted areas of specialist grassland, wild flowers rich in nectar for bees and other insects, and winter bird seed with low inputs of fertiliser and other agricultural chemicals. This includes several acres of SW7+14, a permanent reversion to grassland as agreed with the Environment Agency to protect the river Beane from runoff, and around 9 Ha of GS4 which is an herb rich sward of grasses and clover.

- 8.20 They advise that they are *'fully committed to respecting the countryside and environment while operating commercially. Members of the public who walk through the land on the multiple public footpaths will see fields of flowers in the spring and summer, grass cut for animal feed and maybe cows in the pasture'*.

- 8.21 They further advise that in 2021 they *'established a 6000 vine vineyard on one of the south facing fields, using Piwi grapes, that have increased fungus resistance. These vines are hybrids that have been increasing in popularity and reduce the number of chemical inputs needed. It is now entering its fourth year and will be productive of fruit in 2025'*. They contract several locals to provide services such as mowing and CS adherence, and this will increase as the vineyard becomes more established. They plan to plant more vines and hope to eventually process grapes on site.
- 8.22 The submission advises that *'maintaining the fields and vineyard is a significant amount of work, requiring management visits to the land and machinery on a more than weekly basis. The total energy consumption for these activities is approximately 4500 kWh for hay making, and another 5500 kWh for general field work, hedge row management and so on.*
- 8.23 The proposed array is located on arable land in active farming use as detailed above. It would offset the direct and indirect emissions of the holding while also providing the rural business with some energy price independence. The output will exceed the total energy usage of the farm including future expansion of operations ensuring that their impact remains carbon neutral or carbon negative. The applicant further intends to directly utilise more of the electrical energy generated on site such as for powering electrical pumps for irrigation, electric vehicles and potentially processing grapes on site with the overall effect to keep the entire farm's operations carbon neutral into the foreseeable future.
- 8.24 Excess energy produced by the PV array will be fed into the local electricity supply and used by houses in the local area, predominantly Walkern and Aston End.
- 8.25 The proposal would contribute towards the sustainability and future energy security and therefore contribute to the economic stability of a local rural business. In this regard the proposal is supported.

Loss of Agricultural Land

- 8.26 Policy ED2 of the District Plan relates to the rural economy and outlines that where proposals result in the loss of an agricultural or employment use in a rural area, evidence will be required to demonstrate that the current agricultural or employment use is no longer needed or viable.

- 8.27 NPPF Paragraph 180(b) seeks to recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – *‘including the economic and other benefits of the best and most versatile agricultural land [BMV], and of trees and woodland’.*
- 8.28 Footnote 62 of NPPF states that *‘Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. The availability of agricultural land used for food production should be considered, alongside the other policies in this Framework, when deciding what sites are most appropriate for development.’*
- 8.29 The NPPF defines best and most versatile agricultural land as that in grades 1, 2 and 3a of the Agricultural Land Classification. Therefore, the land is not classified as best and most versatile agricultural land and its use for agricultural purposes is limited.
- 8.30 The application site is located on BMV Grade 3 land. No information has been submitted to demonstrate whether this is 3a or 3b.
- 8.31 The wider land parcel is 31 hectares (310,000 sqm) in size. The solar installation area is 0.21 hectares (2,100 sqm).
- 8.32 The installation of the arrays would occupy approximately 0.67% of the application site area. On this basis, the remainder of the land would be accessible for the growth of vegetation and can be utilised for biodiversity enhancements for the lifespan of the proposal.
- 8.33 Officers have given due regard to the consideration of previous appeal decisions in relation to Solar Farm and BESS applications in determining the level of adverse weight to be afforded in the balance. In particular, it has been noted previously by appeal Inspectors that the loss of agricultural land is not considered to be ‘significant’ within the planning process if less than 20ha in size.
- 8.34 Of additional consideration is that the proposal will not permanently remove best and most versatile agricultural land from an active agricultural use. Whilst there will be temporary loss of a range of agricultural land classifications, this is entirely reversible. The cessation of the development after 30 years of operation and reinstatement of the former use of the land is a matter that can be controlled by the imposition of a condition.

8.35 Taking account of the above, and in light of recent appeal decisions, it is concluded that the proposal would not have a significant impact on agricultural productivity and no objection is raised to the proposal on this basis.

Green Belt Impact

8.36 Policy GBR1 of the East Herts District Plan states that planning applications within the Green Belt will be considered in line with the provisions of the National Planning Policy Framework.

8.37 Policy GBR1 is therefore consistent with paragraph 153 of the NPPF, which states that, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

8.38 Paragraphs 154 of the NPPF sets out a number of exceptions to inappropriate development in the green belt. The proposal does not fall within any of these exceptions.

8.39 Paragraph 155 of the NPPF outlines criteria for which development may not be inappropriate in the green belt if the land is determined to represent grey belt.

8.40 The applicant has made a case that the application site represents grey belt land. However, as part of the Councils draft mapping of the grey belt, it is concluded that the land contributes strongly to restricting the unrestricted sprawl of Stevenage and therefore does not meet the NPPF definition of grey belt.

8.41 The proposal fails to meet any of the exceptions to inappropriate development in the greenbelt as set out in NPPF paragraphs 154 and 155. It therefore represents inappropriate development within the green belt by definition.

8.42 Paragraph 153 of the NPPF advises that substantial weight should be given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm, is clearly outweighed by other considerations. The harm in principle to the Green Belt remains even if there is no further harm to openness because of the development.

- 8.43 Openness is an essential characteristic of the Green Belt and is different from visual impact. Openness is about freedom from built form. Even if there is absence of harm to openness, there can be harm in principle to the Green Belt from inappropriate development.
- 8.44 Paragraph 160 of the NPPF confirms that, most renewable energy projects will constitute inappropriate development and that very special circumstances will be required. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.
- 8.45 The proposed development is not appropriate within the Green Belt and is by definition harmful to it. Therefore, a case of very special circumstances is required. This has been made by the applicant and is set out below. It will be considered in the planning balance section of the report once it is established if 'any other harm' exists.

Very Special Circumstances Case

- 8.46 The applicant has submitted a case for very special circumstances to support development in the green belt which is harmful by reason of inappropriateness. The case is as follows:
- The wider environmental benefits associated with increased production of energy from renewable sources.
 - The proposed development comprises a small-scale and low-level PV array with one, small ancillary electrical box, that will become entirely screened from public views by comprehensive landscaping and new planting.
 - The temporary and reversible nature of the proposal.
 - Carbon savings.
 - Energy security for a local rural business.
 - The need for renewable energy generation and its role in meeting the challenge of Climate Change.
 - Supporting energy independence and lower energy costs to the consumer.
 - Wider environmental benefits included planned Biodiversity Net Gain.
 - The limited harm of the proposal.
 - Proximity to the National Grid connection. There are extensive power lines that cross the fields allowing a direct connection into the local grid.

Landscape Considerations

8.47 Paragraph 013 of the National Planning Practice Guidance sets out the planning considerations that relate to large scale ground-mounted solar photovoltaic farms and states that:

'The deployment of large-scale solar farms can have a negative impact on the rural environment, particularly in undulating landscapes. However, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively.'

8.48 The guidance recognises that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use.

8.49 It advises that with effective screening and appropriate land topography, the area of a zone of visual influence could be zero.

8.50 Local Plan policy CC3 requires new development of sources of renewable energy to be assessed against visual amenity and landscape character. Policy DES2 states that development proposals must demonstrate how they conserve, enhance or strengthen the character and distinctive features of the district's landscape.

8.51 The site is located within landscape character area '39 Middle Beane Valley' (LCA 39) as defined within the East Herts District Landscape Character Assessment (2007).

8.52 The area is described as *'Open arable farmland with small, grouped woodlands linked by hedges. Medium to large-scale field pattern over strongly undulating slopes, with a remote character despite proximity to Stevenage.'* *'The overwhelming impressions here are of remoteness, tranquillity and continuity, a sense that nothing has changed much over the centuries. Within the area there are quite extensive views as there is little woodland and the topography is quite simple.'*

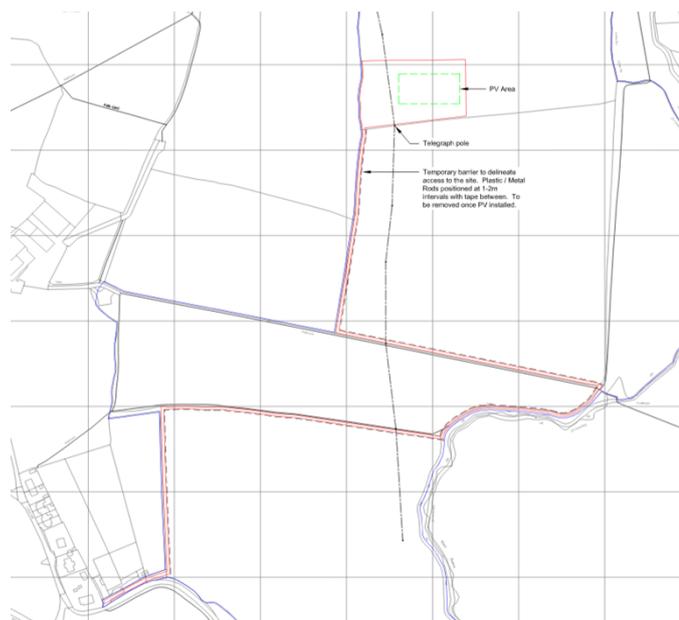
8.53 The strategy and guidelines for managing change in this area are to 'conserve and strengthen' landscape condition and character, and include:

- encourage landowners to safeguard existing hedges, increase hedged field boundaries...
- focus hedging opportunities on internal field boundaries, not those along roads and footpaths which could interrupt views over this area

- encourage the conservation of the existing settlement pattern and resist any extensive development which would significantly affect this
- 8.54 The site and its setting strongly reflects the distinct character of the landscape as described in the landscape character assessment and summarised above.
- 8.55 In accordance with the requirements of Local Plan policy, a Landscape and Visual Impact Assessment (LVIA) has been provided which addresses the impact, mitigation and enhancement opportunities of the proposal
- 8.56 The Councils landscape consultee has considered the submitted information and concluded that the proposals give rise to significant adverse landscape effects due to the introduction of utilitarian industrial infrastructure, which detracts from an otherwise simple, unified and tranquil rural landscape but that the proposals are not considered to give rise to significant visual effects due to the screening effect of intervening existing vegetation and undulating landform.
- 8.57 To sufficiently mitigate against the landscape harm, an alternative landscaping mitigation and enhancement strategy was requested as the initial hedgerow planting proposed was considered inappropriate.
- 8.58 In response, updated landscape proposals have been provided. These show a mixed native hedgerow to the north and east of the site, conservation grassland to include a wildflower mix to be used beneath and around the solar panels, and existing tree western boundary and the hedgerow to the south to be retained.
- 8.59 The landscaping consultee has advised that this satisfactorily addresses the previous concerns and that no objection is raised to the proposal in terms of landscape impact.
- 8.60 In accordance with local plan policy DES2, the impacts, mitigation and enhancement opportunities of the proposal have been appropriately addressed, and subject to mitigation measures as detailed in the submission and required by condition, the harm in terms of landscape impact is not sufficient to warrant refusal of the proposal. Regardless, the harm will be balanced against the public benefits of the proposals in later sections of this report.

Transport

- 8.61 District Plan Policy TRA2 states that *'development proposals should ensure that safe and suitable access can be achieved for all users. Site layouts, access proposals and any measures designed to mitigate trip generation produced by the development should: (a) Be acceptable in highway safety terms; (b) Not result in any severe residual cumulative impact; and (c) Not have a significant detrimental effect on the character of the local environment.'*



- 8.62 As shown above, although the area to be used for the siting of solar panels is small, the temporary access to the site is expansive. This is because it utilises existing agricultural tracks, from Brookfield Lane to the South, where it joins the public highway, to the site. The route navigates along the perimeters of the applicants land parcels and 'zig-zags' across the land ensuring that it will not cause detriment to existing land parcels (all of which are owned by the applicant).
- 8.63 This route is proposed to be temporary and only required during the installation phase. No formal access works (laying of hardstanding materials) is proposed to be undertaken.
- 8.64 In response to a request for further detail from Highways authority, and in response to comments from local landowner, a revised Construction Traffic Management Plan (CTMP) has been prepared. This sets out the strategy for the delivery, installation, and associated movements required for the proposed solar array as follows:

- All loading and unloading will take place by Luton style vans, not HGVs and off the public highway onto land owned by the applicant,

adjacent to Brookfield Lane and transported to the installation site by agricultural vehicles. To accommodate such vehicles, the temporary access route will be demarcated at a width of 3m.

- It is estimated that a total of 18-21 trips will be required to transport all materials to the development area.
- Details of traffic management, including trained bankspeople at strategic locations to manage vehicle movements, safeguard all road users, and prevent conflict with priority given to pedestrians and horse riders.
- Full accommodation of pedestrians, cyclists, and equestrian users, with priority always given to non-motorised users.
- Agreed access arrangements with the adjoining landowner, ensuring vehicles can turn safely within existing hardstanding.
- Robust road-cleanliness measures, including a wheel-washing station and road sweeper provision if required.
- Working hours.

8.65 Once the solar arrays are operational, it is proposed that the demarked access route will be removed and the existing tracks along the route will be used annually for the required maintenance. Visitors to the site will navigate the route using appropriate vehicles and at times when access is achievable and not in adverse weather conditions.

8.66 It is advised that the maintenance required for the installation will be minimal with activity limited to occasional visits to clean, check and test the installation, with personnel using appropriate vehicles to access the sites. As such, it is expected that there will be no discernible traffic impact during the operational phase of the development.

8.67 Hertfordshire County Council Highways Authority has advised that it is satisfied that it is feasible for the site to be constructed. Some additional detail is required, and this can satisfactorily be provided in a final iteration of the CTMP which can be secured by condition.

8.68 Subject to the imposition of conditions, the proposals would accord with policy TRA2.

Heritage Impact

8.69 Section 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 require that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of

preserving the building or its setting or any features of special architectural or historic interest which it possesses; and to the desirability of preserving or enhancing the character or appearance of a conservation area. This is reiterated in the policies in Chapter 21 of the Local Plan.

- 8.70 The nearest heritage asset to the site is the Grade II listed Lords Farmhouse which sits in excess of 500m to the west of the site. There are a number of modern buildings surrounding the listed building and therefore it is screened from the application site.
- 8.71 On this basis, the proposal would not have an impact upon the setting or character of the of the nearby heritage asset and is in accordance with the requirements of the 1990 Act, the NPPF and Local Plan policy.

Drainage / flooding

- 8.72 Local Plan policy WAT1 addresses the management of flood risk. Policy WAT5 requires appropriate sustainable water management and Sustainable Drainage Systems to be implemented.
- 8.73 The application site sits within Flood Zone 1 with a little of the access track in the east falling within flood zone 2 and 3. The proposed solar farm is classified within government guidance as 'essential infrastructure' which is considered acceptable in terms of flood risk in Flood Zone 1 and 2 (low to medium risk).
- 8.74 A Flood Risk Assessment (FRA) has been submitted. This identifies that the majority of the site is at a negligible risk of flooding from all sources. There will be no significant impermeable surfacing created at ground level on the site as a result of the development. Any rainfall intercepted by the solar panels will run off the panels onto the surrounding ground and will follow the same drainage routes as pre-development runoff (i.e. discharge directly onto the ground and run off or soak away). Therefore, there should be no increase in runoff rates or volumes from the site.
- 8.75 Hertfordshire as Lead Local Flood Authority have advised that subject to the imposition of conditions requiring approval, implementation, management and verification of a surface water drainage scheme, the impact of the proposal would be acceptable.

- 8.76 Recent changes to National Planning Policy Guidance makes clear that a proportionate approach should be applied to assessing flood risk. The Sequential Test is not required to consider flooding if it can be shown that a development can be made safe from flooding for its lifetime without impacting on flood risk elsewhere. On the basis that the Lead Local Flood Authority are satisfied that this is the case and subject to conditions, there is no requirement to consider the Sequential Test in this instance.
- 8.77 Subject to the imposition of conditions requiring the submission and implementation of a surface water drainage scheme, the proposal would accord with the NPPF and Local Plan policy WAT1 and WAT5.

Ecology and Biodiversity

- 8.78 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Under the statutory framework for BNG which came into effect on 12th February 2024, every grant of planning permission, subject to some exceptions, is deemed to have been granted subject to the condition that the biodiversity gain objective is met. The objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat
- 8.79 Alongside the statutory requirement, District Plan Policy NE2 states that *'All proposals should achieve a net gain in biodiversity where it is feasible and proportionate to do so, as measured by using and taking into account a locally approved Biodiversity Metric, and avoid harm to, or the loss of features that contribute to the local and wider ecological network'*. Policy NE3 states that *'Development should always seek to enhance biodiversity and to create opportunities for wildlife...with evidence provided in the form of up-to-date ecological surveys'*. Part II-VIII of the policy also state that harm to trees and hedgerows will be resisted.
- 8.80 The Hertfordshire Local Nature Recovery Strategy (LNRS) comprises the County Council's formal plan to reverse nature's long-term decline. This plan sets clear targets, priorities and actions to support habitats and species. It provides a shared framework so that everyone – across sectors and communities – can help deliver bigger, better and more connected nature recovery projects. The overall vision is to create 'a resilient nature network where green spaces are connected, enhanced and created – allowing people and nature to thrive together'.

- 8.81 The application is accompanied by an Ecological Appraisal which describes the ecological features of the site and its surroundings and assesses the potential impacts of the development on the ecological interest. This presents the findings of a desk top study and an extended phase 1 habitat survey which include a walk over of the site.
- 8.82 It describes that the site has a low level of ecological interest. Ecological features include species-poor grassland and a farm access track flanked by hedgerows, arable crops, modified grassland and a section of watercourse.
- 8.83 It concludes that there will be no loss of habitat. There may be some damage to the grassland during the construction phase, but this is insignificant because the grasslands are species-poor and re-sowing with grass seed will rapidly re-establish the existing ecological conditions.
- 8.84 It is recommended that ecological features (habitats and species) can be protected during the construction phase and mitigation measures to protect, maintain and enhance ecological features during the operational phase of development can be managed through the imposition of conditions requiring management plans.
- 8.85 With regard to BNG, the pre-development area habitat value (grassland and access track) is 4.74 units. There are no existing linear features or watercourse within the site and so the baseline in this regard is zero.
- 8.86 The access track will remain unaltered so the only mitigation opportunity is the grassland in which the solar installation will be located. The hedgerow on the east side of the grassland is part of a countryside stewardship scheme as detailed earlier and is excluded from BNG calculations.
- 8.87 The proposed landscaping would result in a gain of 2.63 area units which represents a 55.49% BNG increase through the provision of mixed native hedgerows to the north and east of the site, and for conservation grassland to be sown beneath and around the solar panels which will include a wildflower species mix. This will be confirmed through submission of the BNG Gain Plan as required by the statutory condition. Although EHDC 106 officer has requested monitoring contributions towards BNG, the provision is not significant because of the straightforward nature of the monitoring (i.e the applicant providing update reports to show that the hedgerows remain in place and the

wildflower grass mix has been sown / is maintained) and therefore monitoring costs would not be proportionate.

- 8.88 On this basis, the statutory BNG condition would be met and the provision would also accord with the broad ambitions of the Hertfordshire Local Nature Recovery Strategy.
- 8.89 How BNG target habitats and their condition are achieved and maintained for 30 years will need to be demonstrated using a Habitat Management and Monitoring Plan (HMMP). This will be secured by condition along with the Biodiversity Gain Plan.
- 8.90 On the basis of the above, the proposals accord with Local Plan policies NE2 and NE3 and subject to the imposition of conditions, no objection is raised to the ecology impact of the proposal.

Noise and lighting Impact

- 8.91 Local Plan policy EQ2 seeks to minimise noise impact with particular consideration given to the proximity of noise sensitive uses. Policy EQ3 relates to appropriate lighting.
- 8.92 The application site is located a significant proximity from the nearest residential occupier. However, no noise information has been submitted with the application.
- 8.93 The Councils Environmental Health team have considered the submission and advise that they have no objection subject to the imposition of a condition relating to external sound levels.
- 8.94 A condition is further recommended to restrict the level of lighting that can be used at the site.
- 8.95 Subject to the imposition of the condition, the proposal would accord with Local Plan policies EQ2 and EQ3 in terms of noise and lighting impact and can be conditioned to ensure that this remains the case.

9.0 Planning Balance and Conclusion

- 9.1 The proposal will enable the supply of renewable energy. The principle of this is supported by overriding government policy and also local and national planning policy, with the NPPF requiring Local Authorities to give

'significant' weight to the benefits associated with renewable and low carbon energy generation.

- 9.2 The location of the site is a consequence of the need to locate the facility in close proximity to the National Grid connection and the provision of energy to the farm operations of the landowner.
- 9.3 There would be an economic benefit in terms of energy security for a local business with the proposal enabling it to invest and adapt and address the challenges of the future. Moderate beneficial weight is attributed to this benefit.
- 9.4 The proposals would result in new landscape planting, delivering a gain in biodiversity on site. This has been attributed limited positive weight as part of application decision making.
- 9.5 Some harms have been identified as arising from the proposal. These need to be balanced against the benefits identified above. The proposal would result in harm to landscape character, noting the remote location of the site, the temporary nature of the installation, mitigation from proposed landscaping / planting and the array would be barely visible within the landscape owing to screening. There would be limited harm from the temporary loss of agricultural land. In addition, the proposals would result in construction vehicle traffic, which notwithstanding compliance with policy TRA2 is attributed some limited harm in terms of the balance.
- 9.6 All other matters relating to flood risk, heritage impact, etc are neutral or mitigated through planning conditions.
- 9.7 The application site is located within the Green Belt and as concluded above, the proposed development represents inappropriate development and is by definition harmful to the Green Belt.
- 9.8 A case for very special circumstances (VSC) has been made and is detailed in paragraph 8.46. Consideration is also given to how Inspectors have recently dealt with this matter in similar applications.
- 9.9 It is concluded that very special circumstances exist which outweigh the harm by inappropriateness to the Green Belt and the other harms identified.
- 9.10 On this basis, applying the NPPF presumption in favour of sustainable development, and taking account of the benefits and harms of the

proposal, on balance and for the reasons detailed above, it is recommended that planning permission be granted for the proposal.

RECOMMENDATION

Grant planning permission subject to the following conditions:

TIME LIMIT

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As Amended).

APPROVED PLANS

2. The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.

Reason: To ensure the development is carried out in accordance with the approved plans, drawings and specifications.

DETAILS OF EQUIPMENT

3. Notwithstanding the details contained in the plans approved under Condition 2, no development shall take place until full details of the design, colour and materials of all above-ground structures have been submitted to the Local Planning Authority and approved in writing. The approved details shall be implemented and retained in full thereafter.

Reason: In order to safeguard the character and appearance of the surrounding area, in accordance with Policies DES2 and DES4 of the East Herts District Plan 2018.

TEMPORARY PERIOD ONLY

4. Planning permission is granted for a temporary period only and shall cease to have effect 30 years following the date of first use. Written notification of the First Use Date shall be given to the local planning authority within 30 days of it happening.

Reason: To allow the site to return to its agricultural use in accordance with East Herts District Plan policy ED2.

REMOVAL IF USE CEASES

5. In the event the development ceases to provide energy to the grid for a

continuous period of 12 months, a scheme of restoration for the removal of the solar farm and all associated development, shall be submitted to and approved in writing by the local planning authority within 3 months from the end of the 12-month period. The approved scheme of restoration shall then be fully implemented within 12 months of written approval being given, unless otherwise agreed in writing by the local planning authority.

Reason: To allow the site to return to its agricultural use, and to safeguard landscape character in accordance with East Herts District Plan policies ED2 and DES2.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

6. The development shall not commence until a Construction 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 Management Plan / Statement shall include details of:
 - a. Construction vehicle numbers, type, routing;
 - b. Access arrangements to the site;
 - c. Traffic management requirements
 - d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
 - e. Siting and details of wheel washing facilities;
 - f. Cleaning of site entrances, site tracks and the adjacent public highway;
 - g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
 - h. Provision of sufficient on-site parking prior to commencement of construction activities;
 - i. PROW banksmen strategy;
 - j. Vehicle Tracking of vehicles along the routing from Broadhall way to the site.

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) and East Herts District Plan Policy TRA2.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

7. No development shall take place (including demolition, vegetation

clearance or ground works – but excluding any investigatory works required in connection with discharge of a planning condition) until a Construction Environmental Management Plan (CEMP) including a section for ecology has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following:

- A review of any ecological impacts informed by the submitted ecological report Preliminary Appraisal
- Risk assessment of potentially damaging construction activities.
- Identification of 'biodiversity protection zones'
- A method statement outlining practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
- The location and timings of sensitive works to avoid harm to biodiversity features.
- Responsible persons and lines of communication.
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person

Development shall proceed in accordance with the approved CEMP, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure sensible working practices which protect ecology on and adjacent to this site in accordance with East Herts District Plan policy NE3.

LANDSCAPING SCHEME

8. No development shall commence until details of the landscaping scheme have been submitted to, and approved in writing by, the local planning authority. The submitted scheme should be in accordance with the details illustrated on the Initial Landscape Framework Strategy LVIA5 and shall include detailed planting proposals, planting locations and dimensions, species, densities, sizes, mixes and protection for new planting areas and a timetable for implementation. The landscaping of the site shall take place in accordance with the approved details and implementation programme. Any planting which within a period of five years of planting dies, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of landscape impact and visual amenity and in accordance with East Herts District Plan policies DES2 and DES3

HMMP

9. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), is submitted to and approved in writing by the Local Planning Authority. It shall be prepared in accordance with the approved Biodiversity Gain Plan and include:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP.
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat.

Notice in writing shall be given to the Council when the:

- (a) HMMP has been implemented; and
- (b) habitat creation and enhancement works as set out in the HMMP have been completed

The use shall not commence until:

- (a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
- (b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and in accordance with East Herts District Plan policy NE3.

SURFACE WATER DRAINAGE DETAILS

10. Prior to the commencement of development (including any required demolition works, temporary works and site clearance) hereby permitted, details of a scheme for the disposing of surface water by a means of sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full in accordance with the approved details prior to first use of the development. The submitted details shall:
 - (a) Undertake detailed infiltration testing in accordance with BRE Digest 365 (or equivalent) along the length and proposed depth of the proposed infiltration feature/s. The worst infiltration rate shall be used in the design of infiltration drainage features.
 - i. If infiltration is proven to be unfavourable, then Greenfield runoff rates for the site shall be agreed with the Lead Local Flood Authority. The post development runoff rates will be attenuated to QBar or 2l/s/ha, whichever is the greater. The discharge location for surface water runoff will be confirmed to connect with the wider watercourse network.
 - (b) Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% AEP (1 in 30 year) plus climate change event and 1% AEP (1 in 100) rainfall plus climate change event.
 - (c) Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
 - i. 3.33% AEP (1 in 30 year) critical rainfall event plus climate change to show no flooding outside the drainage features on any part of the site.
 - ii. 1% AEP (1 in 100 year) critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any flooding outside the drainage features, ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. It will also show that no runoff during this event will leave the site uncontrolled.
 - (d) Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Local Plan Policies of East

Herts District Council.

METHOD STATEMENT

11. Development shall not commence until details and a method statement for interim and temporary drainage measures during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. The site works and construction phase shall thereafter be carried out in accordance with approved method statement, unless alternative measures have been subsequently approved by the Planning Authority.

Reason: To prevent flooding and pollution offsite in accordance with the NPPF

MAINTAINANCE AND MANAGEMENT OF SUDS

12. The development hereby approved shall not be made operational until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme hereby approved shall be thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
 - i. a timetable for its implementation.
 - ii. details of SuDS features, both storage, conveyance and any connecting drainage structures with the maintenance requirement for each aspect including a drawing showing where they are located.
 - iii. a land management plan to demonstrate how the areas beneath the solar panels and any buffer strip between rows of panels will not be subject to erosion
 - iv. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of East Herts District Council.

SUDS VERIFICATION

13. Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 10. Where necessary, details of corrective work to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of East Herts District Council.

TREE / SHRUB REMOVAL

14. Any significant tree/shrub works, or removal should be undertaken outside the nesting bird season (March to August inclusive) to protect breeding birds, their nests, eggs and young. If this is not practicable, a search of the area should be made no more than two days in advance of vegetation clearance by a competent Ecologist and if active nests are found, works should stop until the birds have left the nest.

Reason: To protect ecology on and adjacent to the site and in accordance with policy NE3 of the adopted East Herts District Plan 2018.

TREES AND HEDGEROWS RETAINED

15. All existing trees and hedges shall be retained, unless shown on the approved drawings as being removed. All trees and hedges on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority in accordance with BS5837: 2012 Trees in relation to design, demolition and construction, or any subsequent relevant British Standard, for the duration of the works on site and until at least five

years following contractual practical completion of the approved development. In the event that trees or hedging become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree or hedging dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason: To ensure the continuity of amenity afforded by existing trees and hedges, in accordance with Policy DES3 of the East Herts District plan.

EXTERNAL LIGHTING

16. External artificial lighting at the development shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals in the 'Guidance Notes For The Reduction Of Light Pollution 2011'. Lighting should be minimized and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Notes.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by lighting, in accordance with policy EQ3 of the Local Plan.

NOISE

17. No plant or machinery shall be installed, until details have been submitted to and approved in writing by the Council, of the external sound level emitted from the proposed plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external sound level emitted from plant, machinery/ equipment will be lower than the lowest existing background sound level by at least 5dBA in order to prevent any adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum/ capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be

permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment and the prevent background noise creep, in accordance with Policy EQ2 of the Local Plan

DECOMMISSIONING - SCHEME OF RESTORATION

18. Eighteen months before the end of the 30-year period taken from the first use date submitted under condition 4, a scheme of restoration shall be submitted to and approved in writing by the local planning authority including:

A written scheme of restoration for returning the site to fields on cessation of the use of the solar farm and associated development at the site. The approved scheme of restoration shall be implemented and completed within 12 months of the end of the 30-year period taken from the date submitted under condition 4.

Reason: In order to safeguard the long term appearance of the site and the surrounding area, in accordance with policies DES2 and DES4 of the East Herts District Plan.

Approved Plans:

Plan Ref	Version	Received
Landscaping Plan LVIA-5		11.11.25
Modular Layout	1	2.6.25
Location Plan XXXXX-001A		2.6.25
Block plan XXXXX-002a		2.6.25

Informatives

1. Other legislation
2. Public Rights of Way
3. No use of cranes or tall equipment
4. Bats
5. 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.

6. 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/development-management/highways-development-management.aspx>.
7. 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-and-developer-information/development-management/highways-development-management.aspx>.
8. Construction Traffic Management Plan (CTMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CTMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CTMP will depend on the scale and nature of development. The CTMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website

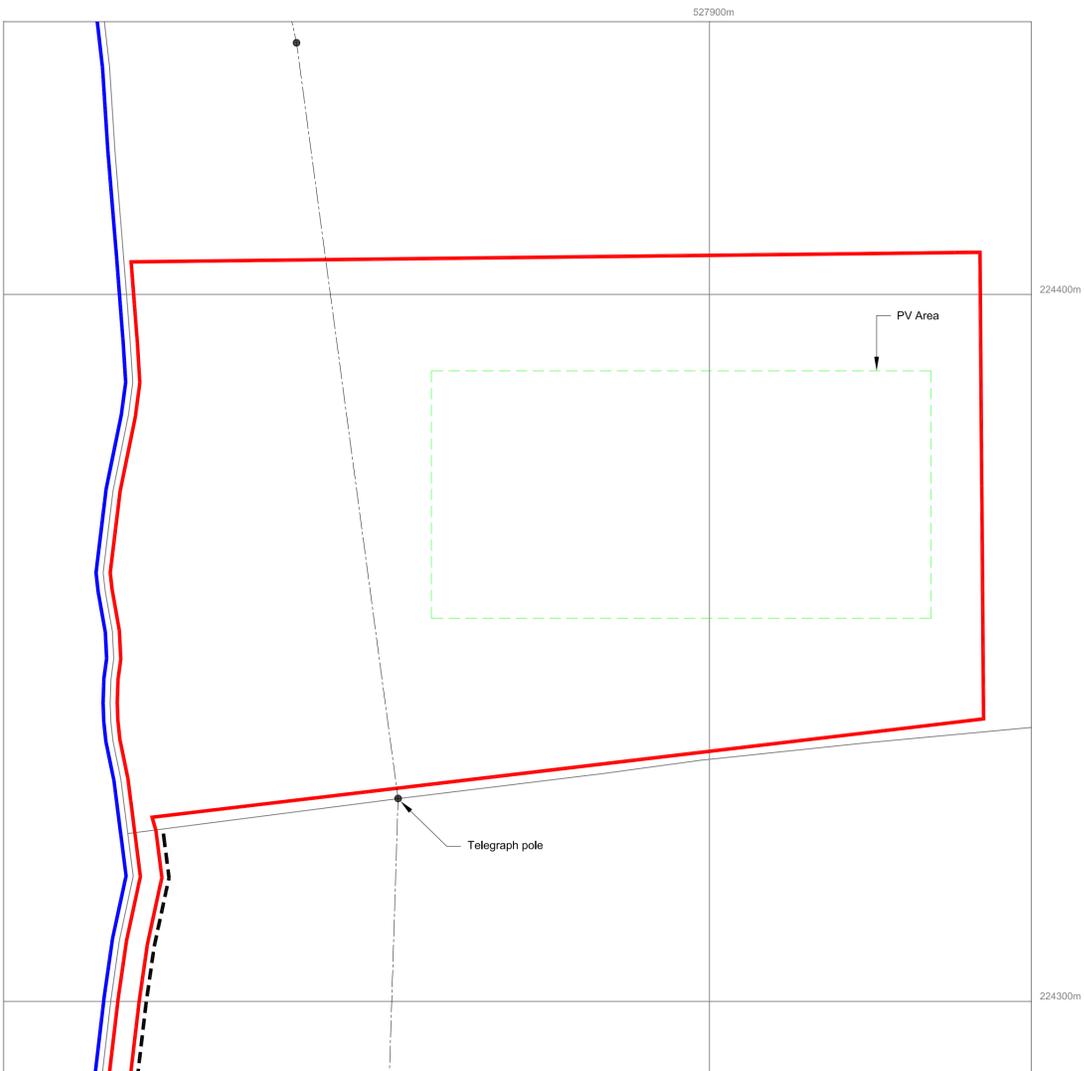
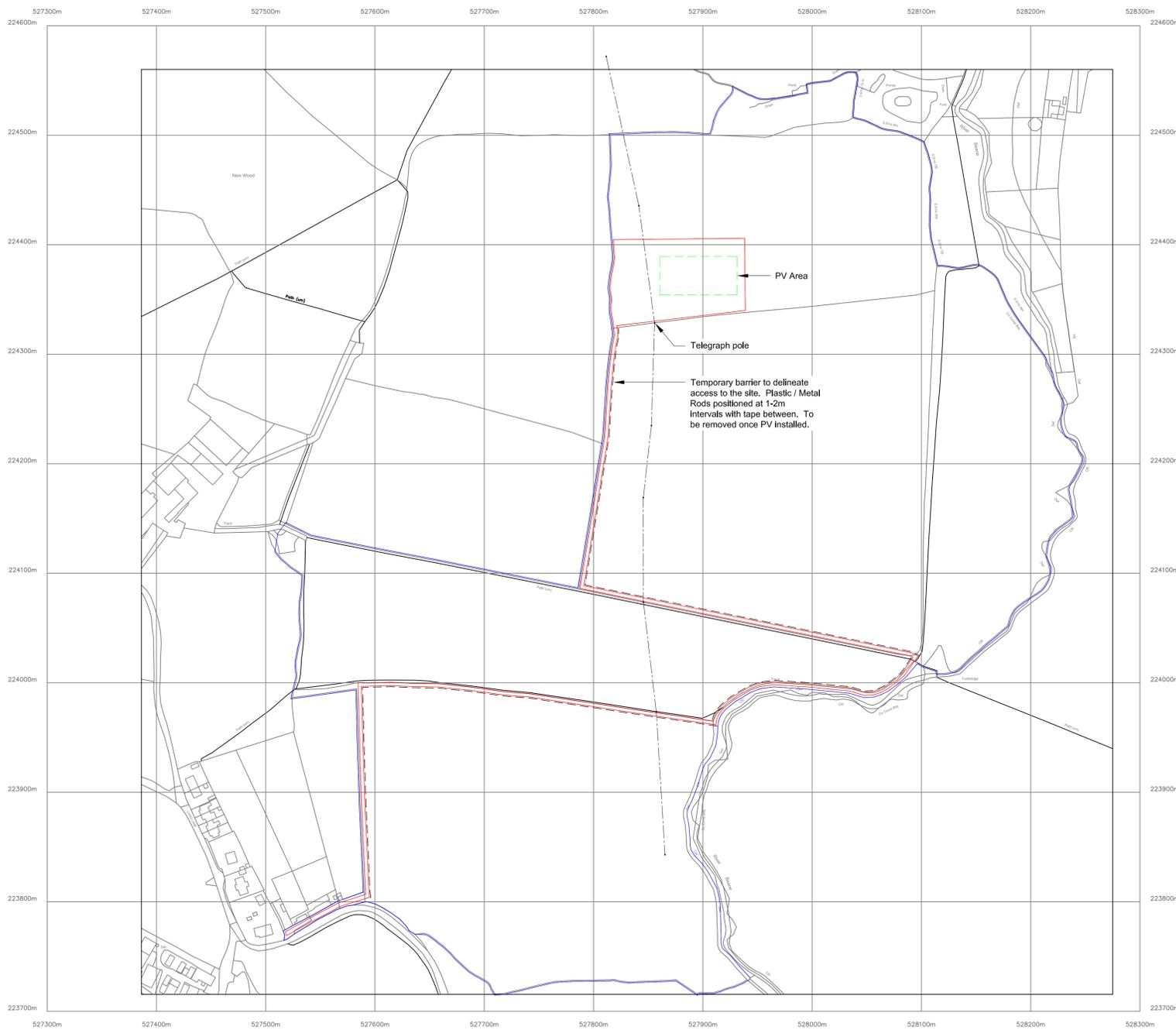
at:

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

9. Both FEH13 and FEH22 are currently accepted to support drainage modelling calculations. For the avoidance of doubt the use of FSR and FEH1999 data has been superseded and therefore, use in rainfall simulations are not accepted.

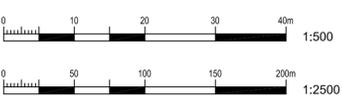
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Area Concerned
1:500 @ A1

Site Location
1:2500 @ A1



Site address:

Aston End
SG2 7HG

Issue Date: 02/05/25	Drawn By: S.C.M.	Approved By: D.R.
Drawing Name: Aston End - Planning Application Site Location Plan		
Drawing Number: xxxxx-001a	Issue No. A3	Sheet No. 1 / 1
Scale @ A1: 1:2500 & 1:500		



Myriad Heat and Power Products Ltd. Unit 21, Burrough Court, Burrough-on-the-Hill, Melton Mowbray, Leicestershire, LE14 2QS. Tel: 0203 189 0654 | E-mail: info@myriadproducts.co.uk

Agenda Item 5b

DEVELOPMENT MANAGEMENT COMMITTEE REPORT – 11th March 2026

Application Number	3/25/0763/FUL
Proposal	Change of use of land from blocked paved pedestrian area to provide 2 police vehicle car parking spaces, marked with studs and a sign (by way of Hertfordshire County Council Traffic Regulation Order).
Location	Block Paved Area Of Tudor Square Ware Hertfordshire SG12 9XF
Parish	Ware Town Council
Ward	Ware Priory

Date of Registration of Application	29 April 2025
Reason for Committee Report	Development relates to council owned land and objections have been made which are material to the development proposed.
Case Officer	Daniel Clark

RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

1.0 Summary of Proposal and Main Issues

1.1 The proposal seeks planning permission for the change of use of land from a block paved pedestrian area to provide two police vehicle parking spaces. The parking spaces would be marked with road markings and a sign.

1.2 The application has been amended from that originally submitted following comments received from the Council's Conservation Team. A re-consultation has been undertaken, and comments are summarised later in this report.

1.3 The main considerations for the proposal are:

- Principle of Development
- Design, Layout, and Impact on Heritage Assets
- Neighbour Amenity
- Highways and Parking

- Archaeology
- Biodiversity Net Gain
- Other matters

1.4 The main issue for consideration is whether the proposed development is appropriate having regard to policies contained in the East Herts District Plan 2018 and the National Planning Policy Framework.

2.0 Site Description

2.1 The application site covers an eastern portion of Tudor Square, to the north of West Street. The site is situated in Ware Town Centre and lies in the Primary Shopping Area. The site is also within the Plan Area for the adopted Ware Neighbourhood Plan and lies within an Area of Archaeological Significance. The site is within the Ware Conservation Area and surrounded by other Listed Buildings, which are found to the south of West Street and the east of the application site.

3.0 Planning History

The following planning history is of relevance to this proposal:

Application Number	Proposal	Decision	Date
3/87/2104/DC	Erection of shops flats and offices with associated car parking	Approved subject to conditions	03.02.1998
3/98/0418/FP	Erection of 9 houses, 15 flats, retail units comprising 585sq.m. floor space, and construction of public	Approved subject to conditions	29.07.1998

	square.		
3/04/1248/FP	Change of use of land for the purpose of holding public markets	Approved subject to conditions	23.08.2004
3/12/2164/FP	Enhancement of Tudor Square-amended proposal	Approved subject to conditions	25.06.2014
3/17/2669/FUL	Enhancement of town square with hard landscaping, trees, planting and seating.	Approved subject to conditions	04.01.2018

4.0 **Main Policy Issues**

4.1 The following policies in the National Planning Policy Framework (NPPF) and the adopted East Herts District Plan 2018 (DP) are considered relevant.

Main Issue	NPPF	DP policy
Principle of Development	Section 7	RTC2 CFLR8
Character and Appearance	Section 12	DES4
Neighbour amenity	Section 12	DES4
Heritage Implications	Section 16	HA1 HA3 HA4 HA7
Highways Implications	Section 9	TRA2

Other relevant issues are referred to in the 'Consideration of Issues' section below.

5.0 **Summary of Consultee Responses**

- 5.1 HCC Historic Environment Unit: were consulted and concluded the development would be unlikely to have a significant impact on heritage assets of archaeological or architectural interest.
- 5.2 EHDC Conservation and Urban Design Team: were consulted and raised no objections to the scheme.
- 5.3 HCC Highway Authority: were consulted and raised no objections subject to informatives.
- 5.4 Historic England: No comment.

(Note: EHDC, East Herts District Council; HCC, Hertfordshire County Council)

6.0 Ware Town Council Representations

No comments received.

7.0 Summary of Other Representations

- 7.1 The application has been advertised by neighbour consultation with letters sent to adjacent residents. A press notice and site notice were also issued.
- 7.2 There have been 18 objections and 1 comment of support. The main reasons for objections are summarised below:
- Police vehicles can use other car parks
 - What would happen to the markets that use the square
 - Car emissions would ruin the environment
 - Tudor Square is a community hub and pedestrian zone, not for parking
 - Too dangerous to put cars in the middle of a busy pedestrian area
 - Elderly patients park outside the dental practice using blue badges, the police parking will impact their access to the practice
 - Police parking spaces will block access for deliveries to Prezzo.
- 7.3 The comment made in support of the proposed development can be summarised as follows:
- Supports anything that enhances police presence in the town.

8.0 Consideration of Issues

Principle of Development

- 8.1 The application site lies within the built-up area of Ware and as such there is no objection in principle to development providing it is in accordance with the relevant policies of the East Herts District Plan 2018.
- 8.2 Tudor Square has recently been re-configured following planning permission granted under planning permission ref. 3/17/2669/FUL which permitted the enhancement of the town square with hard landscaping, trees, planting and seating. Tudor Square now acts as a public open space utilised by pedestrians, and hosts markets for members of the public. At the time of writing, there are two separate markets held in the square. These include:
- Ware Retail Market held every Tuesday 8:00 – 18:00
 - Tudor Square Market held on the 3rd Sunday of each month
- 8.3 Officers note that the market times, dates and quantity may change in the future. The above dates and times have been confirmed with the EHDC Licencing and Enforcement Team.
- 8.4 Neighbour representations have raised concerns about the loss of a pedestrian zone and how the parking spaces would interact with the markets currently held in Tudor Square. These comments are acknowledged.
- 8.5 Policy CFLR8 of the East Herts District Plan states, proposals that result in the loss of uses, buildings or land for public or community use will be refused unless:
- (a) An assessment has been undertaken which has clearly shown that the facility is no longer needed in its current form; or
 - (b) The loss resulting from the proposed development would be replaced by enhanced provision in terms of quantity and/or quality in a sustainable location; or
 - (c) The development is for an alternative community facility, the need for which is clearly outweigh the loss.

- 8.6 The parking proposed is intended to serve the police office that was established in Tudor Square in 2021. This facility functions as a local operational base for the Safer Neighbourhood Team, enhancing the visibility and responsiveness of policing services within the town. While the office does not include a public-facing reception or front desk, it enables officers to be deployed efficiently and to respond swiftly to incidents and community concerns.
- 8.7 A supporting statement submitted during the determination period of the application highlights that the police office currently lacks any on-site parking provision, this is said to hinder the operational efficiency of the officers, as they are required to walk a considerable distance to access their vehicles, which are parked remotely. This delay can impede their ability to respond promptly to urgent matters. The request for dedicated parking within Tudor Square is therefore intended to address this operational shortfall.
- 8.8 Given the established use of Tudor Square as a public open space and its continued active use, such as hosting markets, officers do not consider the open space is no longer needed in its current form. While the needs for the parking spaces are noted, the proposed change of use to police vehicle parking would result in the loss of part of this public space. Furthermore, no replacement or enhancement of open space provision has been proposed to mitigate this loss. As such, the proposal would lead to a net loss of land that is currently used for public use without mitigation.
- 8.9 However, it should be acknowledged that the area subject to the proposed change of use comprises a relatively small section of the wider Tudor Square. While this would result in the partial loss of land currently accessible for public use, the majority of the square would remain unaffected and continue to operate as a functional and valued communal space.
- 8.10 The applicant's agent has agreed to a planning condition that would prohibit the use of the parking spaces on designated market days. However, officers do not consider this necessary as police have the right to park where required and the Highway Authority as part of the PTRO would have further controls. Nevertheless, officers consider the public functions of the Square can be retained despite the limited loss of space.
- 8.11 Officers consider the proposal would give rise to a modest degree of conflict with Policy CFLR8 of the District Plan. Although there would be a minor reduction in the overall availability of open space, Tudor Square

would retain its capacity to host markets and continue to serve as a meaningful and accessible area for community use.

Design, Layout, and Impact on Heritage Assets

- 8.12 Tudor Square acts as an open space utilised by pedestrians and hosts markets for members of the public. The square is occupied by hard landscaping, featuring rounded design paving, trees, planting and seating.
- 8.13 The site is located in the Ware Conservation Area. As such there is a statutory duty under section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to ensure that development proposals preserve or enhance its character or appearance. This will be assessed below.
- 8.14 The site is also within the setting of the Grade II Listed Rankin House to the east and 96 and 96A High Street to the south, as well as within the setting of the Grade II* Listed Churchgate House 15 West Street to the west, and Gilpin House, 84 High Street also to the south.
- 8.15 Policy DES4 of the District Plan states that:
- I. All development proposals, including extensions to existing buildings, must be of a high standard of design and layout to reflect and promote local distinctiveness. Proposals will be expected to:
 - a) *Make the best possible use of the available land by respecting or improving upon the character of the site and the surrounding area, in terms of its scale, height, massing (volume, shape), orientation, siting, layout, density, building materials (colour, texture), landscaping, environmental assets, and design features, having due regard to the design opportunities and constraints of a site.*
- 8.16 The Planning (Listed Building and Conservation Areas) Act 1990 places a duty on the local planning authority to preserve and enhance the historic environment, including buildings, special features and Conservation Areas. The specific historic environment policies within the NPPF are contained within paragraphs 202-221.
- 8.17 The NPPF requires the consideration of a proposal's impact on a heritage asset's setting and significance. Any harm must require clear and convincing justification and will be weighed against any public benefit of the development.

- 8.18 Policies HA1 and HA4 of the East Herts District Plan aim to preserve and where appropriate enhance the historic environment and the character and appearance of Conservation Areas. Policy HA7 of the District Plan states that proposals will only be permitted where they preserve and enhance the architectural or historic character, or significance of a building and its significance.
- 8.19 The application proposes a change of use for a portion of land approximately 5m by 5m. The portion of land lies to the east side of the Square, directly adjacent to a raised planter feature. Specifically, the proposal seeks to repurpose this area to accommodate two designated parking spaces for police vehicles. Access to Tudor Square is gained via West Street.
- 8.20 At present, both West Street and Tudor Square fall within a designated Pedestrian Zone, which is governed by a Permanent Traffic Regulation Order (PTRO), imposed by HCC Highway Authority. This order regulates vehicular access, parking, and waiting within the zone. However, the rising bollard that was originally installed to enforce these restrictions has been non-operational for an extended period. As a result, the existing PTRO is effectively no longer enforceable. It is therefore proposed by the HCC Highway Authority that the current PTRO be formally revoked and replaced with a revised order that no longer relies on the use of a rising bollard for enforcement.
- 8.21 The proposed works in this application are contingent upon the implementation of a new PTRO, which would formally permit the creation of two dedicated police parking bays. Upon submission, the proposals aimed to clearly delineate the bays using both surface markings and vertical signage. The ground markings were intended to comprise white and yellow lines, clearly defining the extent of each bay. In addition, an upright sign approximately 2.3 metres in height would be positioned adjacent to the bays, stating that stopping or parking is prohibited at all times except for police-operated vehicles.
- 8.22 The Conservation Team were consulted and their comments have been taken into consideration below.
- 8.23 Due to the modest scale of the proposed sign, this element of the scheme is considered to have a negligible impact on the character and appearance of the Conservation Area and the setting of the Listed Buildings.
- 8.24 However, objections were raised regarding the proposed parking bays. As noted above, the bays were to be marked with white dotted lines. The

rectangular painted form of the bays was considered to conflict with the distinctive rounded paving design in Tudor Square. Consequently, the bays were deemed incompatible with the circular paving pattern introduced in 2017 to enhance the area's visual quality. The use of white paint against the darker paving, combined with the dotted layout, was considered to create an incohesive and visually confusing appearance within the Square.

- 8.25 It was concluded that introducing marked bays would detract from the visual quality of the paving, which currently makes a positive contribution to the character of the Conservation Area. This would result in less than substantial harm. Furthermore, the bays were considered to adversely affect the setting of the Listed Buildings, also amounting to less than substantial harm to their significance.
- 8.26 In response to these concerns, amended plans were submitted, replacing the painted markings with silver studs. Following re-consultation, the Conservation Team withdrew their objection, as the studs, by reason of their discreet size, neutral colour, and circular form, were considered to complement the existing paving pattern rather than compete with it. The revised scheme is therefore considered to preserve the character and appearance of the Conservation Area and maintain the setting of the Listed Buildings, as the studs are regarded as a subtle and reversible intervention, ensuring that the visual impact on the heritage assets would be minimal.
- 8.27 In conclusion, the proposal is considered to comply with Policies DES4, HA1, HA4, and HA7 of the adopted East Herts District Plan, as well as the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements of Section 16 of the NPPF.

Neighbour Amenity

- 8.28 Policy DES4 of the District Plan seeks that proposals do not result in detrimental impacts to the amenity of future occupiers or neighbouring residents.
- 8.29 Given the nature and scale of the proposed development, officers do not consider the works would give rise to a material adverse impact on the occupiers of neighbouring properties by reason of loss of light, overshadowing, overlooking or overbearing impacts. Officers therefore consider that the proposed development would not conflict with Policies DES4 of the East Herts District Plan 2018.

Impact on Highways

- 8.30 Policy TRA2 of the District Plan outlines that proposals should ensure that safe and suitable access can be achieved for all users.
- 8.31 The Highway Authority have been consulted on the proposal and do not object to the proposed scheme. Within their response, they highlight the site is subject to a Permanent Traffic Regulation Order (PTRO), which restricts vehicular movements within Tudor Square to pedestrians only, with the exception of vehicles engaged in loading activities.
- 8.32 The proposed two vehicle parking bays would be accessed via West Street. Several residents have submitted representations expressing concern about the potential safety implications of introducing vehicle parking within an area that is predominantly pedestrianised.
- 8.33 In response to the issues, the applicant's agent provided further clarification to address the perceived safety risks. Their submission explained that operational procedures have been considered, particularly in relation to how police vehicles would respond to incidents when parked in the proposed bays. It was noted that police officers using these vehicles are highly trained and that vehicle speeds would remain low until the vehicles exit the pedestrian zone. It is considered that the police officer training would not result in the operation of these spaces being materially different to police intervention in public locations. Based on this information, it is considered that the proposed change of use and associated parking arrangements are unlikely to result in any significant harm to pedestrian safety within Tudor Square.
- 8.34 It is also relevant to note that the area is already used for loading purposes in accordance with the existing PTRO. The Highway Authority have confirmed that the proposed location of the parking bays, as illustrated on drawing number HCC/TS/01 Rev 1, would not interfere with permitted ongoing loading activities. Furthermore, the Highway Authority has indicated that the presence of marked police vehicles in this location could serve a beneficial role in discouraging unauthorised vehicular access, thereby supporting the enforcement of the PTRO and maintaining the pedestrian-focused nature of the square.
- 8.35 The additional information provided by the applicant, and the nature of existing use under the PTRO, it is considered that the proposal would not compromise highway or pedestrian safety. On balance, the scheme

is deemed acceptable in terms of access and movement and aligns with the objectives of Policy TRA2 of the District Plan.

Impact on Heritage Assets of Archaeological Interest

- 8.36 Policy HA3 of the District Plan outlines where development is permitted on site containing archaeological remains, planning permission will be subject to conditions requiring appropriate excavation and recording in advance of development and the subsequent storage and display of material.
- 8.37 As noted earlier in this report, the site lies in an Area of Archaeological Significance. The Historic Environment Unit at Hertfordshire County Council confirmed the development is unlikely to have had a significant impact on heritage assets of archaeological interest. As a result, the proposal complies with District Plan Policy HA3.

Biodiversity Net Gain

- 9.0 The applicants have claimed the works are exempt from the mandatory biodiversity net gain (BNG) requirements. Given the proposal comprises of the change of use of land currently covered by hardstanding, the works would not result in the loss of any on-site habitat over 25 sq.m, or loss of linear habitats over 5 metres. As such, officers are content the scheme is exempt from the requirement to provide the mandatory BNG.

Other matters

- 10.0 Representations from neighbouring residents have suggested police vehicles could be accommodated in alternative locations. These comments are noted. However, based on the evidence submitted as part of the application, it is apparent that the proposed location for the parking bays is strategically important due to its immediate proximity to the police office situated within Tudor Square. The close location of these bays would facilitate operational efficiency by allowing officers to be deployed to respond promptly to incidents, emergencies, and wider community concerns. The provision of dedicated parking in this location is therefore considered to support the effective functioning of local policing services.
- 10.1 Concerns have been raised regarding the potential environmental impact of the proposed parking bays, specifically in relation to vehicle

emissions. While these concerns are acknowledged, officers do not consider that emissions generated from vehicles using the two additional parking spaces would result in a level of environmental harm that would justify refusal of the application. The scale of the proposal is limited, and the associated emissions are not considered to be significant in the context of the wider urban environment.

- 10.2 Concerns regarding the potential implications of the spaces, specifically in relation to whether they might obstruct delivery access to Prezzo. Prezzo is situated along the northern boundary of Tudor Square, positioned to the north of the proposed parking bays. Due to street furniture raised planters, bins, benches and signs within the square access by vehicles up to the restaurant is not possible. Officers are satisfied that the introduction of these parking spaces would not impede access into Tudor Square, being set away from West Street and directly to the south of a planting feature. The Highway Authority have outlined that the location of the bays would not impact the ability of delivery vehicles to operate within the square. It is considered that adequate space would remain within the square to allow delivery vehicles to enter, manoeuvre safely, and exit without undue difficulty. The proposed arrangement is therefore not anticipated to have a detrimental effect on delivery operations for Prezzo.
- 10.3 In relation to the potential impact of the police parking bays on access to the dental practice located to the east of the site, particularly regarding elderly patients. According to information provided by the applicant's agent, who holds the position of Highways Operational Manager at Hertfordshire County Council, it is understood that, under the current Permanent Traffic Regulation Order (PTRO), no vehicular access is permitted to the square, including for disabled users. Consequently, any parking currently taking place in the square for dental practice customers is not authorised. However, should the proposed new PTRO be implemented, it is anticipated that access provisions would be revised to allow for appropriate drop-off and pick-up arrangements. Notwithstanding this potential change, officers are satisfied the introduction of two police parking bays would not materially affect the ability of disabled or elderly patients to access the dental practice. It is important to note that general parking for the dental practice is not permitted under either the existing or proposed PTRO, and this position would remain unchanged.

11.0 Planning Balance and Conclusion

- 11.1 In determining the overall acceptability of the proposed development, those factors weighing against the proposal must be considered against

those weighing in favour of the development, regarding the policies of the adopted development plan and other relevant material considerations.

- 11.2 The proposal creates some conflict with Policy CFLR8 of the East Herts District Plan. In this case, the scheme involves the change of use of part of Tudor Square from public open space to designated parking bays, resulting in a loss of land solely in use in connection with the Square. No compensatory measures or alternative provision have been proposed. Consequently, the development would result in a net reduction in publicly accessible land, which is contrary to the objectives of Policy CFLR8.
- 11.3 However, the land affected by the proposed change of use represents only a small proportion of the overall Tudor Square area. The above ground features proposed would not negatively impact the function of the public space, the proposed development would create minor conflict with District Plan Policy CFLR8. The space would continue to function for its primary uses with modest impact on public spaces.
- 11.4 Furthermore, it is considered that the proposal would present a public benefit in the enhanced ability for the police service to respond to local emergencies. On balance, the application is considered acceptable in relation to Policy CFLR8 of the District Plan.
- 11.5 The proposed development would not result in any visual harm to the character and appearance of either the Ware Conservation Area or nearby Listed Buildings. This is due to the modest scale and neutral design of the proposed above ground elements of the proposal.
- 11.6 There are not considered to be any unacceptable impacts on neighbouring amenity from overbearing impacts, loss of outlook, overshadowing, or loss of privacy.
- 11.7 The scheme is not considered to compromise highway or pedestrian safety. The development is unlikely to have had a significant impact on heritage assets of archaeological interest.
- 11.8 Overall, it is not considered that the factors which weigh against the proposed development outweigh those identified benefits of the development and as such, the planning balance falls in favour of the proposed development. The proposal therefore accords with the relevant policies of the East Herts District Plan 2018, the adopted Ware Neighbourhood Plan, the Planning (Listed Building and Conservation

Areas) Act 1990, and the NPPF. It is therefore recommended that conditional planning consent be granted.

RECOMMENDATION

That planning permission be **GRANTED subject** to the conditions set out below.

Conditions

1. The development to which this permission relates shall be begun within a period of three years commencing on the date of this notice.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As Amended).

2. The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice.

Reason

To ensure the development is carried out in accordance with the approved plans, drawings and specifications.

3. The parking bay studs and parking signage hereby approved shall be constructed in the materials specified on the submitted plans.

Reason

In the interests of the appearance of the development and in accordance with Policy DES4 of the East Herts District Plan 2018.

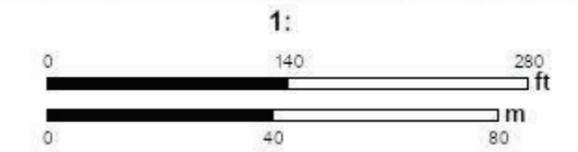
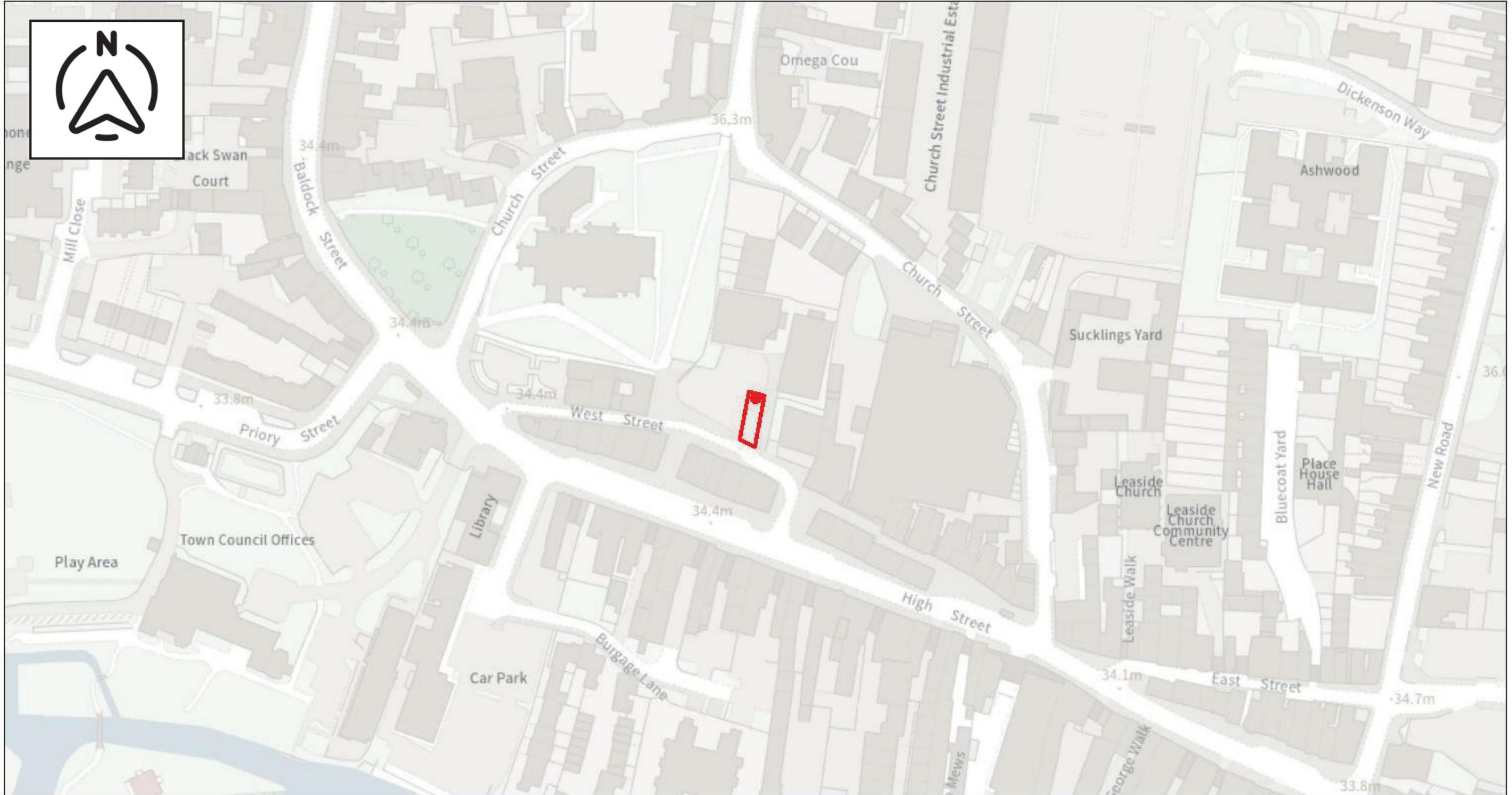
Informatives

1. East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan and any relevant material considerations. The balance of the considerations is that permission should be granted.
2. 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

3. 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 County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

4. 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.

Location Plan



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