

**Chris Carter
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Reply To: address as below

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**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Sir/Madam,

Application Reference: 6/2023/2181/COND

Proposed development at: Land to the north-east of King George V Playing Fields
Northaw Road East Cuffley EN6 4RD

Proposal: Submission of details pursuant to condition 5 (additional plans with
detailed engineering designs and construction of the highway improvement works)
on planning permission 6/2023/1352/VAR

Thank you for your application requesting approval of the above details reserved by
condition.

Condition 5 states the below:

In the event that the Footpath/Cyclepath Link (as defined within the section 106 agreement dated 31 March 2022 entered into by LIH Property 2 (UK) Limited and Welwyn Hatfield Borough Council and Hertfordshire County Council (the "S106 Agreement")) is to be delivered pursuant to Schedule 8 of the S106 Agreement, then additional plans must be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction of the highway improvement works to Northaw Road East, as shown indicatively on drawing number 141386/A/56 revision A. This provides for:

a) Upgrade of the two existing bus stops closest to the site, to include raised Kassel kerbing and Real Time Information displays at both stops, and a shelter at the northbound stop.

b) *A pedestrian dropped kerb / tactile paved crossing point along Northaw Road East between the two bus stops.*

The 30th unit on the development shall not be occupied until these works have been constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction. For the avoidance of doubt this condition shall not apply if the Footpath/Cyclepath Link is not delivered in accordance with the S106 Agreement.

REASON: To ensure users of the development can travel safely, freely, and sustainably to and from Cuffley village centre and other key destinations in accordance with the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

The Highway Authority have commented on the application as follows:

"The detailed engineering drawings (S278 plans) for this aspect of the off-site highway works has now received Technical Approval, and therefore the first part of this condition can be discharged. However, as the works have not yet been undertaken, it would be premature to discharge the second part of the condition."

Having regard to the above, I am pleased to confirm that sufficient information has been submitted pursuant to the requirements of the first part of condition 5 to enable part discharge. The second part of the condition will need to be discharged once the works have been completed. Please note that the development must not be carried out other than in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Please also have regard to the requirements of all other conditions.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at a.ransome@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,



Ms Ashley Ransome
Senior Development Management Officer