

**Chris Carter
Assistant Director (Planning)**

Reply To: address as below

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31 July 2024

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

Dear Sir/Madam,

Application Reference: 6/2023/2182/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 6 (Theobalds Road Route) on
planning permission 6/2023/1352/VAR

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

Condition 6 states the below:

Prior to first occupation of the development, 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 improvement works to the Theobalds Road route, from the site to the village centre. This includes the provision of pedestrian dropped kerbs and tactile paving over side road junctions, as shown indicatively on drawing number 141386/A/57 revision A. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction, and fully implemented prior to occupation.

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 6 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