

**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:**

## **IMPORTANT INFORMATION - DELEGATED DECISIONS**

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The Assistant Director of Planning and Regulation has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 20/00370/FP  
Date Received : 06.07.20  
Location : Land Adjacent To 39 Jessop Road Stevenage Herts SG1 5LG  
Proposal : Demolition of 4 no. garages, removal of on street parking and alterations to service road to facilitate the erection of a 3 storey block of 6 x 1 bed flats with associated parking and 8 replacement public parking spaces.  
Date of Decision : 14.01.21  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed three-storey block of apartments would result in an overdevelopment of the site with an excessive coverage of built form and hard surfaces with minimal soft landscaping to soften its appearance and would have an imposing and hard appearance in the street scene which would be detrimental to the character and appearance of the area, contrary to Policies SP8, GD1 and HO5 of the Stevenage Borough Local Plan 2011-2031 (adopted 2019), the Council's Design Guide SPD (2009), the NPPF (2019) and the Governments Planning Practice Guidance including the National Design Guide (2019).

The proposed development due to the lack of amenity space provision combined with the residential dwelling units being below Nationally Described Standards for 1 bedroom 2 person properties would result in unacceptable harm to the living conditions of future occupants. The scheme is therefore contrary to Policies SP8, GD1 and HO5 of the Stevenage Borough Local Plan 2011-2031 (adopted 2019), the Council's Design Guide SPD (2009), the NPPF (2019) and the Governments Planning Practice Guidance including the National Design Guide (2019).

The proposed development fails to provide the necessary disabled parking and electric vehicle charging infrastructure as required under the Council's adopted Parking Standards SPD (2020). As such, the proposal fails to accord with Policy IT5 of the Stevenage Borough Local Plan 2011-2031 (adopted 2019), the Council's Parking Standards SPD (2020), the NPPF (2019)

2. Application No : 20/00507/FP  
Date Received : 09.09.20  
Location : Pitt Court Park View Stevenage Herts  
Proposal : Erection of Air Source Heat Pumps and associated enclosure.  
Date of Decision : 12.01.21  
Decision : **Planning Permission is GRANTED**
  
3. Application No : 20/00509/FP  
Date Received : 09.09.20  
Location : Truro Court Canterbury Way Stevenage Herts  
Proposal : Erection of Air Source Heat Pumps and associated enclosure.  
Date of Decision : 12.01.21  
Decision : **Planning Permission is GRANTED**
  
4. Application No : 20/00510/FP  
Date Received : 09.09.20  
Location : Wellfield Court Norwich Close Stevenage Herts  
Proposal : Erection of Air Source Heat Pumps and associated enclosure.  
Date of Decision : 12.01.21  
Decision : **Planning Permission is GRANTED**

5. Application No : 20/00604/AD  
Date Received : 16.10.20  
Location : Cell & Gene Therapy Catapult Manufacturing Centre Stevenage  
Bioscience Catalyst Gunnels Wood Road Stevenage  
Proposal : Installation of 3no illuminated company name signs to 3  
elevations of the building  
Date of Decision : 11.01.21  
Decision : **Advertisement Consent is GRANTED**
6. Application No : 20/00616/COND  
Date Received : 22.10.20  
Location : Plot 2000 Gunnels Wood Road Stevenage Herts  
Proposal : Discharge of Condition 5 (Construction Management Plan)  
attached to planning permission 19/00673/FPM  
Date of Decision : 12.01.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
7. Application No : 20/00638/FP  
Date Received : 01.11.20  
Location : 87-97 Lonsdale Road Stevenage Herts SG1 5DE  
Proposal : Replacement of external first floor wall tiles with cellular PVC  
interlocking boards  
Date of Decision : 07.01.21  
Decision : **Planning Permission is GRANTED**
8. Application No : 20/00639/FP  
Date Received : 01.11.20  
Location : 143 - 153 Lonsdale Road Stevenage Herts SG1 5DG  
Proposal : Replacement of external first floor wall tiles with cellular PVC  
interlocking boards  
Date of Decision : 08.01.21  
Decision : **Planning Permission is GRANTED**

9. Application No : 20/00640/FP  
Date Received : 01.11.20  
Location : 199 - 209 Lonsdale Road Stevenage Herts SG1 5DH  
Proposal : Replacement of external first floor wall tiles with cellular PVC interlocking boards  
Date of Decision : 08.01.21  
Decision : **Planning Permission is GRANTED**
10. Application No : 20/00641/FP  
Date Received : 01.11.20  
Location : 303 - 313 Lonsdale Road Stevenage Herts SG1 5DW  
Proposal : Replacement of external first floor wall tiles with cellular PVC interlocking boards  
Date of Decision : 08.01.21  
Decision : **Planning Permission is GRANTED**
11. Application No : 20/00645/FP  
Date Received : 03.11.20  
Location : 365 - 375 Lonsdale Road Stevenage Herts SG1 5DR  
Proposal : Replacement of external first floor wall tiles with cellular PVC interlocking boards  
Date of Decision : 08.01.21  
Decision : **Planning Permission is GRANTED**
12. Application No : 20/00646/FP  
Date Received : 03.11.20  
Location : 429 - 439 Lonsdale Road Stevenage Herts SG1 5DT  
Proposal : Replacement of dark brown tile hanging to parts of first floor external walls with dark brown rosewood finish cellular PVC interlocking boards  
Date of Decision : 08.01.21  
Decision : **Planning Permission is GRANTED**

13. Application No : 20/00647/FP  
Date Received : 03.11.20  
Location : 595 - 605 Lonsdale Road Stevenage Herts SG1 5EB  
Proposal : Replacement of dark brown tile hanging to parts of first floor external walls with dark brown rosewood finish cellular PVC interlocking boards  
Date of Decision : 08.01.21  
Decision : **Planning Permission is GRANTED**
14. Application No : 20/00648/FP  
Date Received : 03.11.20  
Location : 645 - 655 Lonsdale Road Stevenage Herts SG1 5ED  
Proposal : Replacement of external first floor wall tiles with cellular PVC interlocking boards  
Date of Decision : 08.01.21  
Decision : **Planning Permission is GRANTED**
15. Application No : 20/00650/CLPD  
Date Received : 03.11.20  
Location : 15 Rowland Road Stevenage Herts SG1 1TF  
Proposal : Certificate of lawfulness for single storey rear extension  
Date of Decision : 21.12.20  
Decision : **Certificate of Lawfulness is APPROVED**
16. Application No : 20/00654/CLPD  
Date Received : 05.11.20  
Location : 39 Brimstone Drive Stevenage Herts SG1 4FX  
Proposal : Certificate of lawfulness for a loft conversion with rear facing dormer window  
Date of Decision : 04.01.21  
Decision : **Certificate of Lawfulness is APPROVED**

17. Application No : 20/00658/FP  
Date Received : 06.11.20  
Location : Sycamore House Leyden Road Stevenage Herts  
Proposal : Erection of electricity substation, bin store and plant enclosures (to house air source heat pumps and heat pump room)  
Date of Decision : 21.12.20  
Decision : **Planning Permission is GRANTED**
18. Application No : 20/00660/FP  
Date Received : 06.11.20  
Location : 261 - 271 Lonsdale Road Stevenage Herts SG1 5DL  
Proposal : Replacement of dark brown tile hanging to parts of first floor external walls with dark brown rosewood finish cellular PVC interlocking boards  
Date of Decision : 08.01.21  
Decision : **Planning Permission is GRANTED**
19. Application No : 20/00661/FP  
Date Received : 06.11.20  
Location : 40 Burymead Stevenage Herts SG1 4AY  
Proposal : Erection of 1no. one bedroom end of terrace dwelling  
Date of Decision : 29.12.20  
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The proposed development in order to create a 1 bedroom dwelling, combined with the proposed hard surfaced areas, 1.8m high close board fence to demarcate the private garden areas, would result in an over development of the site which would erode the open and spacious character of the site within the context of a heavily urbanised area. Consequently, the development is therefore contrary to Policy GD1 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).

The internal amenity space of the proposed dwelling is below the nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 (2019) and would thus be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 which requires proposals to at least meet the nationally described space standards. This would lead to unsatisfactory living conditions for future occupiers of the proposed residential accommodation.

The proposed dwelling, by virtue of its proximity to the side elevation of No. 42 Burymead fails to meet the required minimum back to side separation distance as laid out in Chapter 5 of the Council's adopted Design Guide (2009) and would therefore likely result in an unacceptable outlook for the occupiers of this neighbouring property, having a harmful and overbearing impact on the habitable room windows and immediate rear garden area. The development is, therefore, contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), National Planning Policy Framework (2019) and the Planning Practice Guidance (2014).

The depth of the main private amenity space falls below the minimum standard of 10m as laid out in Chapter 5 of the Stevenage Design Guide SPD (2009) and would thus be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 which requires proposals to have regard to the adopted Design Guide SPD. This would lead to unsatisfactory living conditions for future occupiers of the proposed residential accommodation.

20. Application No : 20/00663/CLPU  
Date Received : 06.11.20  
Location : 25 North Road Stevenage Herts  
Proposal : Certificate of lawfulness for proposed change of use from Use Class C3 to Use Class C3(b)  
Date of Decision : 29.12.20  
Decision : **Certificate of Lawfulness is REFUSED**

For the following reason(s);

Based on the information provided, the proposed use of 25 North Road as a care facility for persons under the age of 18 with no adults permanently residing in the premises as their main residential address fails to meet the criteria of Use Class C3(b). The use is considered to fall within Use Class C2 and therefore requires planning permission for a change of use.

21. Application No : 20/00666/LB  
Date Received : 09.11.20  
Location : 106 High Street Stevenage Herts SG1 3DW  
Proposal : Consent to display advertisement signage consisting of an illuminated hanging sign and a wall mounted plaque sign  
Date of Decision : 30.12.20  
Decision : **Listed Building Consent is GRANTED**
22. Application No : 20/00669/AD  
Date Received : 10.11.20  
Location : 106 High Street Stevenage Herts SG1 3DW  
Proposal : Consent to display advertisement signage consisting of an illuminated hanging sign and a wall mounted plaque sign  
Date of Decision : 30.12.20  
Decision : **Advertisement Consent is GRANTED**
23. Application No : 20/00673/FPH  
Date Received : 11.11.20  
Location : 60 Derby Way Stevenage Herts SG1 5TS  
Proposal : Single storey front porch  
Date of Decision : 30.12.20  
Decision : **Planning Permission is GRANTED**
24. Application No : 20/00675/FPH  
Date Received : 12.11.20  
Location : 11 Sefton Road Stevenage Herts SG1 5RH  
Proposal : Single storey front extension  
Date of Decision : 31.12.20  
Decision : **Planning Permission is GRANTED**



25. Application No : 20/00679/FPH  
Date Received : 13.11.20  
Location : 4 Grace Way Stevenage Herts SG1 5AA  
Proposal : Single storey front extension and rear conservatory  
Date of Decision : 21.12.20  
Decision : **Planning Permission is GRANTED**
26. Application No : 20/00680/AD  
Date Received : 13.11.20  
Location : Follett House Primett Road Stevenage Herts  
Proposal : Installation of 3no. internally-illuminated fascia signs and 2no. non-illuminated logo signs  
Date of Decision : 07.01.21  
Decision : **Advertisement Consent is GRANTED**
27. Application No : 20/00683/FPH  
Date Received : 14.11.20  
Location : 21 Broadview Stevenage Herts SG1 3TS  
Proposal : Single storey rear extension  
Date of Decision : 08.01.21  
Decision : **Planning Permission is GRANTED**
28. Application No : 20/00686/CLPD  
Date Received : 16.11.20  
Location : 81 Ingleside Drive Stevenage Herts SG1 4RY  
Proposal : Certificate of lawfulness for proposed Demolition of the existing conservatory to be replaced with a single storey rear extension.  
Date of Decision : 07.01.21  
Decision : **Certificate of Lawfulness is APPROVED**

29. Application No : 20/00691/CLPD  
Date Received : 17.11.20  
Location : 82 Marlborough Road Stevenage Herts SG2 9HL  
Proposal : Certificate of lawfulness for a single storey rear extension  
Date of Decision : 31.12.20  
Decision : **Certificate of Lawfulness is APPROVED**
30. Application No : 20/00694/FPH  
Date Received : 17.11.20  
Location : 52 Shephall Green Stevenage Herts SG2 9XS  
Proposal : First floor extension over existing single storey rear extension  
Date of Decision : 13.01.21  
Decision : **Planning Permission is GRANTED**
31. Application No : 20/00696/FPH  
Date Received : 19.11.20  
Location : 28 Hastings Close Stevenage Herts SG1 2JG  
Proposal : Retrospective planning permission for the retention of domestic CCTV cameras  
Date of Decision : 15.01.21  
Decision : **Planning Permission is GRANTED**

32. Application No : 20/00697/FPH  
Date Received : 20.11.20  
Location : 10 Gorleston Close Stevenage Herts SG1 2JS  
Proposal : Erection of first floor cantilevered rear extension  
Date of Decision : 06.01.21  
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The re-located window serving bedroom one at first floor in the northern side elevation, by way of its location and being clear glazed and openable, will directly overlook the private rear garden of No.8 Gorleston Close and would therefore likely result in an unacceptable loss of privacy for the occupiers of this neighbouring property, having a harmful impact on the private rear garden. The development is, therefore, contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), National Planning Policy Framework (2019) and the Planning Practice Guidance (2014).
33. Application No : 20/00698/FPH  
Date Received : 20.11.20  
Location : 48 Goddard End Stevenage Herts SG2 7ER  
Proposal : Single storey front and rear extensions following demolition of rear conservatory  
Date of Decision : 15.01.21  
Decision : **Planning Permission is GRANTED**
34. Application No : 20/00699/FPH  
Date Received : 20.11.20  
Location : 22 Sish Lane Stevenage Herts SG1 3LS  
Proposal : Single storey rear extension following demolition of existing conservatory  
Date of Decision : 04.01.21  
Decision : **Planning Permission is GRANTED**

35. Application No : 20/00700/TPTPO  
Date Received : 20.11.20  
Location : 1 Clements Place Rectory Lane Stevenage Herts  
Proposal : Felling of 1no. Yew Tree (T2) protected by TPO 92  
Date of Decision : 04.01.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
36. Application No : 20/00704/FP  
Date Received : 20.11.20  
Location : Land Adjacent To 113 Bude Crescent Stevenage Herts SG1 2QP  
Proposal : Change of use of public amenity land to private residential land for garden use only  
Date of Decision : 08.01.21  
Decision : **Planning Permission is GRANTED**
37. Application No : 20/00702/FPH  
Date Received : 21.11.20  
Location : 141 Webb Rise Stevenage Herts SG1 5QG  
Proposal : Single storey rear extension  
Date of Decision : 15.01.21  
Decision : **Planning Permission is GRANTED**
38. Application No : 20/00703/FPH  
Date Received : 22.11.20  
Location : 6 Marymead Court Stevenage Herts SG2 8AE  
Proposal : Erection of front porch  
Date of Decision : 07.01.21  
Decision : **Planning Permission is GRANTED**

39. Application No : 20/00709/FPH  
Date Received : 24.11.20  
Location : 2 Orchard Crescent Stevenage Herts SG1 3EW  
Proposal : Single storey rear extension  
Date of Decision : 21.12.20  
Decision : **Planning Permission is GRANTED**
40. Application No : 20/00710/FPH  
Date Received : 24.11.20  
Location : 6 Jupiter Gate Stevenage Herts  
Proposal : Rear conservatory  
Date of Decision : 06.01.21  
Decision : **Planning Permission is GRANTED**
41. Application No : 20/00713/CLPD  
Date Received : 24.11.20  
Location : 7 Kilner Close Stevenage Herts SG1 5AZ  
Proposal : Certificate of lawfulness for a single storey rear extension  
Date of Decision : 15.01.21  
Decision : **Certificate of Lawfulness is APPROVED**
42. Application No : 20/00714/FPH  
Date Received : 25.11.20  
Location : 63 Collenswood Road Stevenage Herts SG2 9ES  
Proposal : Front porch, front bay window and single storey rear extension  
Date of Decision : 08.01.21  
Decision : **Planning Permission is GRANTED**

43. Application No : 20/00715/COND  
Date Received : 25.11.20  
Location : Airbus Defence And Space Gunnels Wood Road Stevenage Herts  
Proposal : Discharge of condition 23 (Travel Plan) attached to planning permission 19/00167/FPM  
Date of Decision : 19.01.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
44. Application No : 20/00716/HPA  
Date Received : 25.11.20  
Location : 40 Crossgates Stevenage Herts SG1 1LS  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 5.9 metres, for which the maximum height will be 3.4 metres and the height of the eaves will be 2.3 metres  
Date of Decision : 05.01.21  
Decision : **Prior Approval is REQUIRED and GIVEN**
45. Application No : 20/00717/COND  
Date Received : 25.11.20  
Location : Plot 2000 Gunnels Wood Road Stevenage Herts  
Proposal : Discharge of condition 7 (Remediation Scheme) attached to planning permission 19/00673/FPM  
Date of Decision : 06.01.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
46. Application No : 20/00718/TPCA  
Date Received : 26.11.20  
Location : 2 Nicholas Place Rectory Lane Stevenage Herts  
Proposal : Reduction to approximately 7m to 3no. Conifers and fell 1no. Conifer  
Date of Decision : 06.01.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

47. Application No : 20/00719/FPH  
Date Received : 26.11.20  
Location : 1 Boswell Gardens Stevenage Herts SG1 4SB  
Proposal : Single storey side and rear extensions and front bay window  
Date of Decision : 11.01.21  
Decision : **Planning Permission is GRANTED**
48. Application No : 20/00723/TPCA  
Date Received : 27.11.20  
Location : 10 Chestnut Walk Stevenage Herts SG1 4DD  
Proposal : Reduction of crown by 33% on 2no. Sycamore trees  
Date of Decision : 08.01.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
49. Application No : 20/00726/NMA  
Date Received : 27.11.20  
Location : Airbus Defence And Space Gunnels Wood Road Stevenage Herts  
Proposal : Non material amendment to planning permission reference number 19/00167/FPM to detail amendments to the office building, plaza, vehicle and pedestrian accesses, boundary treatment and landscaping  
Date of Decision : 21.12.20  
Decision : **Non Material Amendment AGREED**
50. Application No : 20/00725/CLPD  
Date Received : 28.11.20  
Location : 72 Brunel Road Stevenage Herts SG2 0AD  
Proposal : Certificate of lawfulness for a single storey rear extension  
Date of Decision : 08.01.21  
Decision : **Certificate of Lawfulness is APPROVED**

51. Application No : 20/00728/CLPD  
Date Received : 01.12.20  
Location : 3 Hayfield Stevenage Herts SG2 7JP  
Proposal : Certificate of lawfulness for a single storey rear extension  
Date of Decision : 21.01.21  
Decision : **Certificate of Lawfulness is APPROVED**
52. Application No : 20/00732/FP  
Date Received : 01.12.20  
Location : 5 Medalls Path Stevenage Herts SG2 9DX  
Proposal : Change of use from public amenity land to residential use to create a double hardstand  
Date of Decision : 11.01.21  
Decision : **Planning Permission is GRANTED**
53. Application No : 20/00735/CLPD  
Date Received : 02.12.20  
Location : 209 Collenswood Road Stevenage Herts SG2 9HE  
Proposal : Certificate of lawfulness for a single storey rear extension  
Date of Decision : 21.01.21  
Decision : **Certificate of Lawfulness is APPROVED**
54. Application No : 20/00738/FPH  
Date Received : 03.12.20  
Location : 13 Chester Road Stevenage Herts SG1 4JX  
Proposal : Single storey front and rear extensions  
Date of Decision : 21.01.21  
Decision : **Planning Permission is GRANTED**



55. Application No : 20/00740/TPCA  
Date Received : 03.12.20  
Location : Stevenage Enterprise Centre Orchard Road Stevenage Herts  
Proposal : Felling of 6no. Conifer trees  
Date of Decision : 06.01.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
56. Application No : 20/00741/HPA  
Date Received : 04.12.20  
Location : 39 Fawcett Road Stevenage Herts SG2 0EH  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 5 metres, for which the maximum height will be 3.37 metres and the height of the eaves will be 2.37 metres  
Date of Decision : 04.01.21  
Decision : **Prior Approval is NOT REQUIRED**
57. Application No : 20/00743/PADEMO  
Date Received : 04.12.20  
Location : Unit 7 Stevenage Leisure Park Kings Way Stevenage  
Proposal : Prior approval for the demolition of a single storey restaurant unit  
Date of Decision : 06.01.21  
Decision : **Prior Approval is REQUIRED and REFUSED**  
  
Prior approval is refused for the method of demolition as insufficient information has been received to allow a full determination relating to dust control, duration and commencement of works and Covid-19 safety protocols.

58. Application No : 20/00750/TPCA  
Date Received : 08.12.20  
Location : 7 Dunwich Farm Stevenage Herts SG1 2JX  
Proposal : Trim back branches to 1no. Oak tree  
Date of Decision : 12.01.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
59. Application No : 20/00754/CLPD  
Date Received : 10.12.20  
Location : 55 Manchester Close Stevenage Herts SG1 4TQ  
Proposal : Certificate of lawfulness for garage conversion  
Date of Decision : 11.01.21  
Decision : **Certificate of Lawfulness is APPROVED**
60. Application No : 20/00756/TPCA  
Date Received : 10.12.20  
Location : 131 Chancellors Road Stevenage Herts SG1 4TZ  
Proposal : Felling of 1no. Cherry and 1no. Beech tree, reduction by 30% on 1no. Cherry and 1no. Fig tree and reduction by 60% on 1no. Laurel tree  
Date of Decision : 20.01.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
61. Application No : 20/00764/CLPD  
Date Received : 14.12.20  
Location : 237 Wisden Road Stevenage Herts SG1 5NP  
Proposal : Certificate of lawfulness for a single storey rear extension  
Date of Decision : 14.01.21  
Decision : **Certificate of Lawfulness is APPROVED**

62. Application No : 20/00767/TPCA  
Date Received : 15.12.20  
Location : 50 Nodes Drive Stevenage Herts SG2 8AH  
Proposal : To fell various scrub and saplings in rear garden and fell to ground level 1no. Sycamore tree  
Date of Decision : 18.01.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

## **BACKGROUND PAPERS**

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2020.
3. Stevenage Borough Local Plan 2011-2031 adopted May 2019.
4. Hertfordshire County Council's Local Transport Plan 4 adopted May 2018.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework February 2019 and Planning Policy Guidance March 2014.