

Mrs S Kasparian
Development Management
North Hertfordshire District Council
Gernon Road
Letchworth Garden City
SG6 3FJ

Our ref: SRS/503/55/1/DOC17

Your ref:

Date: 9 June 2025

Dear Sarah

Re: Discharge of Condition 17 pursuant to 18/01154/OP - Highover Farm, Highover Way, Hitchin, SG4 0RQ

I am instructed by Barratt David Wilson (BDW) to submit an application to discharge condition 17 pursuant to 18/01154/OP relating to the bus gate.

The application has been submitted via the portal, ref: pp-14084214.

The submission comprises –

- This covering letter
- Relevant forms
- Technical Note describing the Bus Gate and its functionality, by WSP
- Drawing HOF-WSP-XXX-ZZ-SK-C-0021-P01 General Arrangement of Proposed Bus Gate

For the avoidance of doubt, there is a corresponding S106 Obligation discharge requirement which has been submitted separately to the HCC Highways Officer and to the NHDC Compliance Officer.

Condition 17 requires –

'No development apart from enabling and associated works shall commence until details shall be submitted to the Local Planning Authority in consultation with the Highway Authority relating to the design and operation of a bus gate preventing the through movement of general vehicular trips from High Dane to Stotfold Road.'

The principles and operation of the bus gate have been discussed at length with the Highway Authority, who have determined that the bus gate should rely on surface treatments, signage and road alignments to control access and prevent general through use by cars, lorries, delivery vans between Stotfold Road, the site and High Dane.

The design of the road and bus gate allows for a single bus to operate in both directions through the site using a continuous circuit and avoiding the need for busses to pass each other within the central square outside the school where the bus gate is located.

Emergency vehicles have been catered for in the road layout and bus gate operation.

The bus gate design is passive in nature. However, potential additional management measures have been designed into the road layout should the passive proposals prove to be ignored by residents and vehicle users – in this context, electrical ducts and cabling is to be incorporated during the construction of The Avenue road to enable future installation of an Automatic Number Plate Recognition camera system at the discretion of the Highway Authority.

Consequently, it is considered that condition 17 can be discharged.

Should you require any further information, please do not hesitate to contact me.

I look forward to receiving the discharge notice in due course.

Yours sincerely,



SarahRSmith (Jun 9, 2025 14:11 GMT+1)

Sarah R Smith

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