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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

North Hertfordshire Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

District ref: 25/03233/NMA
HCC ref: NH/27765/2026
HCC received: 8 January 2026
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land On The South West Side Of , Barkway Road, Royston, Hertfordshire, SG8 9DF

Application type

Non Material Amendment

Proposal

Non-Material Amendment : Amendment to wording of condition 26 (as Non-Material Amendment to application reference 21/02957/FP granted 25.07.2023) to permit partial commencement of development (up to slab level) prior to the provision of the main vehicular access

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

Highways comments:

The Highway Authority (HA) has reviewed the proposed non-material amendment (NMA) to the wording of Condition 26 of planning permission 21/02957/FP.

Condition 26

Prior to the commencement of the development hereby permitted the main vehicular access shall be provided 4.8 metres wide complete with 8 m radius kerbs and thereafter retained at the position shown on the approved "in principle" drawing numbers HAN/BAR/21/01 revision B and HAN/BAR/21/02 revision A, the footway leading from the new development shall link into the existing footway system.

These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and shall be secured and undertaken as part of the s278 works.

Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan

The amendment seeks to alter the trigger point for implementation of the approved vehicular access works from:

"Prior to the commencement of the development hereby permitted the main vehicular access..." to

"Prior to any works above house slab level of the development hereby permitted the main vehicular access..."

The request relates only to the timing of the access works and does not alter:

- the design of the previously approved vehicular access;
- the extent or nature of off-site highway works to be secured under the S278 Agreement;
- the level of trip generation or traffic impact;
- visibility, safety, or capacity considerations; or
- the approved drawings (HAN/BAR/21/01 Rev B and HAN/BAR/21/02 Rev A).

Accordingly, the HA is satisfied that the proposed change to the trigger point will not prejudice highway safety, will not affect the acceptability of the access arrangements, and will not materially alter the basis on which the original permission was assessed.

The practical reasons provided by the applicant, ongoing statutory diversion works, and delays in entering into the S278 agreement, are understood and do not raise any technical highway objection, as the required access works will still be delivered before the site becomes occupied or capable of generating vehicular movements.

The HA is satisfied that the NMA will not compromise the safe and satisfactory delivery of the site access, and it will not alter the highway impacts previously assessed and agreed under permission 21/02957/FP.

Recommendation:

The Highway Authority therefore raises no objection to the non-material amendment to Condition 26.

Signed

Senober Khan

29 January 2026