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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: 25/01830/FP
HCC ref: NH/25883/2025
HCC received: 28 July 2025
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

Highfield School , Highfield, Letchworth Garden City, Hertfordshire, SG6 3QA

Application type

Full Application

Proposal

Full Planning Permission : Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights and an access footpath

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 recommends that permission be refused because the application has provided insufficient information to allow a determination to be reached.

COMMENTS:

Site

Highfield is an unclassified road having a local access function in the road hierarchy. The speed limit is 30 mph and there has been one minor collision in the road during a five-year rolling period.

Policy Review

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (December 2024)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 (2018-2031, May 2018)
- Place & Movement Planning & Design Guidance for Hertfordshire (March 2024)
- NHDC Local Plan 2011-2031

Drawings

The Highway Authority notes the submission of documents to support the proposal including Drawing Nos SSL3394-03 (Proposed Site Plan), SSL3394-04 (Proposed AGP Plan), SSL3394-05 (Proposed Elevation), Appendix C (Sports Lighting Statement Second Issue) and a Design and Access with Planning Statement.

History

An application for a new secondary school building (13/02867/1) was made on 25/11/2013 and granted on appeal on 12/01/2015.

HIGHWAY IMPACTS

The Highway Authority notes the preponderance of neighbours' objections citing existing traffic congestion at school drop-off and collection times, and the prospect of this being extended into the evenings and weekends by the proposed development. Given the nature of the proposal—its impact on a school site and the possible implications for local traffic patterns—the Highway Authority would expect it to be supported by a comprehensive Transport Statement. Furthermore, this should be complemented by a robust Travel Plan to ensure sustainable and coordinated transport arrangements.

The previous appeal decision was subject to Condition 10 which read: *the development hereby permitted shall not be operated other than in accordance with the measures set out in the School Travel Plan (dated 14 November 2013) including the introduction of a car park management scheme, the details of which shall previously have been submitted to and approved in writing by the local planning authority.* It is therefore recommended that the Travel Plan and car parking scheme be reviewed in the context of the current application, so that they can be updated to reflect the expected increase in trip generation.

The Highway Authority would be prepared to reconsider its recommendation on receipt of a Transport Statement and Travel Plan as specified above.

Signed

Geoff McMahon

18 August 2025