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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: 25/01858/DOC
HCC ref: NH/25918/2025
HCC received: 30 July 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land At 25-35 John Baker Place And 1-36, Freemans Close, Hitchin, Hertfordshire,

Application type

Discharge of Condition

Proposal

Details of Condition : Details reserved by Condition 7 (Bus stop) of planning permission reference 22/02628/FP granted on 17.03.2025

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 applicant has submitted documentation in relation to the discharge of Condition 7 of the approved planning permission.

Condition 7:

No dwelling forming part of the development shall be occupied until the bus stop along Westmill Road (120 metres south of Freemans Close) has been upgraded. The upgrade shall include build out of the kerbline to the Westmill Road carriageway edge (i.e. removal of the layby) and raised Kassel kerbing. Before first occupation of any part of the development, this work shall be completed.

Reason: To ensure residents and visitors of the development have the realistic option of travelling by local bus routes, and not a reliance on the private motorcar, in accordance with paragraphs 110 - 112 of the NPPF and in accordance with Policy T1 of the North Hertfordshire Local Plan (2011-2031).

Following a site inspection, the Highway Authority's Bus Service Development Officer has confirmed that the required infrastructure improvements involving the installation of Kassel kerbs, a bus shelter, and Real-Time Information (RTI) screens have been completed in accordance with the approved plans.

Recommendation:

In light of the completed works and confirmation from the relevant officer, it is recommended that Condition 7 is considered fulfilled. The Local Planning Authority may therefore proceed with the formal discharge of this condition.

Signed

Senober Khan

18 August 2025