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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: 25/01530/DOC
HCC ref: NH/25409/2025
HCC received: 21 August 2025
Area manager: Matthew Armstrong
Case officer: Matthew Armstrong

Location

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

Application type

Approval of Details

Proposal

AMENDED PROPOSAL

Details reserved by condition 6 (Highways) of planning permission reference no 22/02628/FP granted 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.

COMMENTS:

The latest plans are broadly acceptable in a highways context. There are two tactile crossing points towards the northern end of the site (next to parking bays 96 and 106) for which the visibility splays pass through parking bays. If there are parked cars in those bays, then visibility for pedestrians about to cross will be restricted.

However, I am conscious that this will be a slow speed environment, and these two crossing points are shown to be located on raised table sections (which will further slow passing vehicles down). The road at this point is also shown as being one-way, and as such vehicles are more likely to be travelling in the centre of the carriageway (thereby increasing visibility levels). In addition, paragraph 7.8.5 of Manual for Streets states that "parking in visibility splays in built-up areas is quite common, yet it does not appear to create significant problems in practice".

Signed

Matthew Armstrong

26 August 2025