

HANSON SERVICES LTD

Hillcrest & Tussocks, The Causeway, Therfield

Project Reference: 2212-005/TN/03

Technical Note

1 Response to highways comments

Introduction

- 1.1 Further to submission of planning application 24/01371/FP comments have been received from Highways Development Management (HDM), dated 13 November 24, requesting scheme amendments and additional information. A copy of the consultation response is provided at **Appendix A**. This report sets out the issues raised and provides responses / additional information.

Pedestrian infrastructure

- 1.2 HDM request that the proposed new public footway fronting the site is extended to the northern boundary of the site. This is now reflected in TPA drawing 2212-005/SK01A a copy of which is provided at **Appendix B**. HDM also suggested that the footway build out proposed to the south of the site, across the front of the schoolhouse could potentially be moved further toward that building. This is agreed to be sensible and that the back of footway should correspond with the highway boundary, therefore a note has been added to the drawing at Appendix B to that effect.

Highway boundary

- 1.3 HDM request a copy of the site plan with the highway boundary overlaid and that has been produced, with a copy being included as **Appendix C** and identifies a small strip of land that is anticipated to be required for adoption, in order to ensure that the new footway is part of the public highway.

Document Management

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Document Review

	Status	Author	Checker	Approver	Date
01	Draft	NH		NH	Nov 24
-	Issue	NH		NH	Nov 24
A	Revision ¹				
B	Revision ²				

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APPENDIX A



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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: 24/01371/FP
HCC ref: NH/21505/2024
HCC received: 23 October 2024
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Hillcrest, The Causeway, Therfield, Royston, SG8 9PP

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Erection of seven dwellings (4 x 3-bed and 3 x 4-bed) including creation of vehicular access off The Causeway, carport, parking, landscaping, and associated works following demolition of existing dwelling and outbuildings

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 for the following reasons:

Brief Description of Proposed Development by the applicant:

Comments have been received from Highways Development Management (HDM), requesting scheme amendments and additional information.

This report in response to highways comments sets out the issues raised and provides responses/additional information.

HDM request in their consultation response that the new footway proposed along the southern site frontage is extended further south, to tie in with the existing footway that fronts the school. There is also a request for the new footways along and within the site frontage to be subject to adoption (south of the site access) and a legal agreement for public rights of way (north of the site access). These points are agreed.

As requested by HDM a stage 1 road safety audit (RSA) has been commissioned for the layout. The RSA raises three potential issues with the preliminary layout and accordingly a designer's response has been provided in table 1.1. The items raised are considered to be dealt with via the responses / additional information provided with the designer's response or to be matters that will be covered as part of the detailed design / Section 278 process.

HDM raise concern with respect to visibility splays to the south from the site access and as such an updated visibility splay plan is provided, based upon the new proposed highway layout. This shows that 2.4m x 43m splays can be provided.

Following the completion of this process the proposed scheme layout plan has been updated to include the proposed highway works.

Highways comments:

In response to the HA's comments dated 29 July 2024, a Technical Note (TN) has been submitted which the HA has reviewed and whilst all the points raised by the HA have been agreed by the applicant as confirmed in the TN, however further detailed information/ plans are required concerning the following:

In the HA's previous comments, a plan from Highway records was inserted which showed that the public highway actually extends well into the red line boundary shown by the applicant. Consequently, a detailed drawing is required showing the public highway boundary overlayed onto the proposed block plan drawing to demonstrate what extent of the applicant's land will be required to be dedicated to the HA for adoption, if any.

Also, as shown on the highway record drawing, the public highway extends by at least 1m along the back of The Causeway carriageway fronting the schoolhouse, this will need to be explored and potentially included in any footway provision which could reduce the need for the proposed priority narrowing measure.

Given the extensive depth of the land fronting the site's frontage with The Causeway is public highway, the footway alongside the carriageway should extend fully to the northern end of the site's boundary, (as previously stated by the HA, footpath was considered only because the land under the red line boundary was shown as the applicants). A footway would also ensure unobstructed northern visibility splay without the need of maintenance.

The applicant to fully fund the reinstatement of the redundant crossover of the site to a footway. This should be shown and annotated on the deposited plans.

Recommendation:

Until the above concerns are satisfactorily addressed, I am not in a position to determine the suitability or otherwise of the development, and so the HA would object to this application for the above reasons.

Signed

Senober Khan

13 November 2024

APPENDIX B

A3
ORIGINAL
PLOT SIZE

New 2m footway
extending to northern
site boundary

Dropped kerbs & tactile
paving to be provided



Footway to be provided via
carriageway narrowing
Rear of footway to align
with highway boundary

Path (um)

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CLIENT:

HANSON SERVICES LTD

PROJECT:

HILLCREST & TUSOCKS
THE CAUSEWAY
THERFIELD

TITLE:

Proposed pedestrian
infrastructure improvements

STATUS:

FOR INFORMATION

SCALE: 1:500	DATE: 21/08/24	DRAWN: TP	CHECKED: NH	APPROVED: NH
JOB NO: 2212-005	DRAWING NO: SK01	REVISION: A		



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APPENDIX C



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HANSON SERVICES LTD

HILLCREST & TUSOCKS
THE CAUSEWAY
THERFIELD

Highway boundary
overlay plan

FOR INFORMATION

1:500	14/11/24	NH		NH
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2212-005

SK02

