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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: 25/03234/FP
HCC ref: NH/28616/2026
HCC received: 24 March 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land East Of Bedford Road And North Of The Priory School, Hitchin, Hertfordshire,

Application type

Full Application

Proposal

Full Planning Permission : Creation of 50 no. one, two, three and four bedroom houses and apartments plus associated landscaping, open space, roads, drainage and other infrastructure

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:

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for highway safety, sustainability, and convenience.

Site Access

The Highway Authority acknowledges that the site access was assessed and agreed back in 2022 in principle. However, since that time, the Place & Movement Planning Design Guide (P&MPDG, March 2024) has been adopted. This section of Bedford Road is a principle "A" road and classified Multi-Function Road (P2/M2) in the newly adopted design guide (P&MPDG). The applicant is therefore required to redesign the access arrangement in accordance with this design guidance -P&MPDG (Ref: Part 3, Chapter 2, Paragraph 7 and Chapter 9, Paragraph 4).

The access arrangement shown on drawing (Ref-RAP DR TP 3200) is considered sub standard for pedestrian movements, as pedestrians appear to be required to take an indirect route to cross the junction. A continuous footway crossing should be provided to ensure clear pedestrian priority over vehicular movements.

It is also noted that no measures have been proposed to safely accommodate pedestrians exiting the development and accessing the 3 m shared-use path at the site access point.

Finally, no stage 1 Road Safety Audit report is submitted in conjunction with the new site access point

Off Site Highway Works

The proposed 3.0m wide shared footway/cycleway is acceptable in principle. However, the annotations on drawing (Ref-RAP DR TP 3200) relating to a dropped kerb for cyclists and the relocation of the northbound bus stop raise concern. It is unclear whether the dropped kerb is existing or proposed, and no justification has been provided for the relocation of the bus stop. The applicant is required to submit a general arrangement drawing for the Section 278 works, clearly identifying all existing and proposed bus stops and pedestrian crossing points.

In addition, the applicant has failed to include the following off site highway works as strand 1 contributions via a Section 278 agreement:

- Provision of a tactile crossing at Portman Close / Bedford Road
- Provision of tactile crossings at school access points off Bedford Road
- Provision of a tactile crossing at Burford Way / Bedford Road

These matters must be addressed through revised drawings and a Section 278 agreement plan

Highway Safety:

Personal Injury Collision (PIC) Data: Paragraph 2.6 of the Transport Statement (TS) refers to PIC data from 2019–2023. This is not the most up-to-date five-year period and must be refreshed

Visibility:

The proposed visibility splays have been calculated based on 85 %tile of measured speed onto Bedford Road, which is acceptable in principle. However, it is noted that speed surveys were conducted in 2021 which seems old. Therefore, the applicant is advised to revise visibility splays on the basis of most recent speed surveys. This is as such that it is noted in the Highway Safety section of this TS, there are five serious incidents along the frontage of the development site.

Cycle Parking.

No details design and location and number of proposed cycle parking/storage is submitted. The applicant is required to provide the above details and show on the drawing.

Additional Pedestrian Access Points:

Paragraph 4.13 of the Transport Statement, together with drawing (Ref. AC001-PL-02, Rev- B), indicates that two additional pedestrian access points are proposed to provide connectivity to existing facilities along Bedford Road. While this approach is welcomed in principle, no further details have been submitted to support these proposals. Accordingly, the applicant is required to submit detailed information regarding the location, design, and specification of these additional pedestrian access points.

Construction Traffic Management Plan (CTMP)

The submitted transport statement (TS) does not contain enough information regarding the potential impact on the highway network during the construction of the proposed development. Therefore, a robust Construction Management Plan should be secured by a planning condition. The Highway Authority requests that formal consideration is given to construction management issues to ensure that any inconvenience to users of the school site and the adjacent highway is minimised.

Conclusion:

In summary, there are several significant highway concerns in terms of safety and sustainable travel. Therefore, based on the current submission, the highway authority would raise objection to the proposal due to inadequate information as mentioned in the begging of the report.

Signed

Shamsul Huda

14 April 2026