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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: 25/02794/RM  
HCC ref: NH/27138/2025  
HCC received: 27 February 2026  
Area manager: James Dale  
Case officer: Oliver Sowerby

**Location**

Highover Farm , Highover Way, Hitchin, Hertfordshire, SG4 0RQ

**Application type**

Reserved Matters

**Proposal**

**AMENDED PROPOSAL**

Reserved Matters : Reserved Matters for - Construction of Phase 1 Residential comprising 236 dwellings, associated road, drainage, servicing/utilities infrastructure, landscaping and open space provision of Hitchin Meadows, Dane Walk and Stotfold Linear Park in accordance with condition 3 of 18/01154/OP (and the partial discharge of associated conditions 7,9,10,11,12, 13, 19, 21 ). The outline application was EIA development and an ES was provided. An EIA update note is provided with this Reserved Matters application

**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 subject to the following conditions:

**CONDITIONS:**

1). No development shall commence until amended plans have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, that demonstrate that a fire appliance may satisfactorily access all areas of the site.

**Reason:**

To ensure the development makes adequate provision for the manoeuvring of vehicles likely to be associated with its use.

2). No development shall commence until full details have been submitted to and approved in writing by the Local Planning Authority in relation to the proposed arrangements for future management and maintenance of the proposed streets within the development. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

**Reason:**

To ensure satisfactory development and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policies 5 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

**HIGHWAY INFORMATIVES:**

I recommend inclusion of the following Advisory Notes (ANs) to ensure that any works as part of this development are carried out in accordance with the provisions of the Highways Act 1980 and other relevant processes.

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

AN3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

AN4) Estate Road Adoption: The applicant is advised that if it is the intention to request that Hertfordshire County Council as Highway Authority adopt any of the highways included as part of this application as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways, together with all the necessary highway and

drainage arrangements, including run off calculations must be submitted to the Highway Authority. No development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place. The applicant is further advised that the County Council will only consider roads for adoption where a wider public benefit can be demonstrated. The extent of adoption as public highway must be clearly illustrated on a plan. Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

## **COMMENTS:**

The applicant seeks planning permission for the following development:

*Reserved Matters for - Construction of Phase 1 Residential comprising 236 dwellings, associated road, drainage, servicing/utilities infrastructure, landscaping and open space provision in accordance with condition 3 of 18/01154/OP (and the partial discharge of associated conditions 7,9,10,11 and 19).*

The Highway Authority note the approval of the outline planning application number 3/19/0118/OUT, as described below:

Outline application with all matters reserved other than access, comprising residential led development of up to 700 dwellings of use class C3 (dwellings), approximately 500 sqm of neighbourhood-level facilities, a new 2FE primary school, open space, play space, green infrastructure, and associated accesses (vehicular, pedestrian and cycle), including a new primary access off Stotfold Road with limited access off High Dane (as amended).

It is noted that the main access points into the site (for vehicles), both from High Dane and Stotfold Road are subject to full planning permission. The spine road (approved as per planning application number 24/02780/RM ) and site accesses are the subject to detailed design and technical approval via Section 38 and Section 278 legal agreements.

It is noted that this application seeks to deal with the reserved matters for Phase 1 of the development.

The Highway Authority note the submission of detailed plans for the Reserved Matters 1 planning application which show the highway layout for all of the areas accessed from the spine road for the RM1 application.

Swept path analysis has been supplied for the key test vehicles including a refuse freighter, fire appliance and large car.

The Highway Authority is content in principle with the highways layout as illustrated on the aforementioned plans. However, it is noted that the Hertfordshire Fire and Rescue Service (HFRS), have requested some amendments in parts of the layout in order to ensure that hose reach/reversing distance is in accordance with Building Regulations. This will necessitate some minor changes to turning head areas and/or parking bays in order satisfactorily accommodate the appliance. The Highway Authority recommends the inclusion of a planning condition requiring the submission of amended plans.

It is noted that the extents of adoption (or land under the control of a maintenance company), will need to be agreed with the Highway Authority. The applicant has submitted a plan to the Highway

Authority illustrating some of the internal access roads that are proposed to be adopted; this is understood to be related to providing a turning loop for buses which may be used on an interim basis. With respect to the outline planning application, the applicant is progressing with the Highway Authority a Section 38 agreement for the spine road.

## **Summary**

The Highway Authority notes the submission of detailed plans for the Reserved Matters Phase 1. It is noted that the access junctions from High Dane/Stotfold and the internal spine road layout from which RM 1 is served is already subject to a full planning consent.

The details submitted pertaining the highways layout are acceptable, subject to minor changes being made to some of the turning areas in order to accommodate a fire appliance.

In summary, the Highway Authority does not wish to restrict the grant of planning permission for Reserved Matters Phase 1.

**Signed**  
Oliver Sowerby

2 April 2026