

Hitchin Forum

CARING FOR OUR TOWN

29 Bearton Road
Hitchin
SG5 1UE

6 June 2025

NHC Planning Control
Gernon Road
Letchworth Garden City
SG6 3JF

Attention of Andrew Hunter

Dear Sirs

Planning Application 25//01014 Retirement flats at the end of Old Charlton Road, Hitchin

I am writing to you on behalf of Hitchin Forum.

We have the following comments:-

- The plans include 23 car parking spaces for residents, only 2 of which will be of an accessible size – we suggest that this provision is inadequate for elderly people.
- The existing brick wall and trees along the Western boundary are to be retained and an acoustic fence introduced, though over only part of the boundary – see Figure 2 in the Noise Assessment report. We suggest that the fence should be extended further South East near to the edge of Old Charlton Road to reduce traffic noise for residents.
- Contrary to the impression in the Design and Access Statement, there is a large number of existing trees which will be removed – see Schedule of trees in the Tree Survey and Impact Assessment. Do all these trees have to go?
- We believe that with this development and the opposite Radcliffe House conversion to 49 flats there will be considerably more traffic on Old Charlton Road and Tilehouse Street than at present. Has the Council considered the combined effect of these two developments on traffic?

Yours faithfully

Neil Dodds

On behalf of Hitchin Forum