

Mr Thomas Milne
Hunters & Partners Ltd
Space One, Beadon Road
London
W6 0EA

Our Ref: 25/01858/DOC

Contact: Naomi Reynard
Direct Line: 01462 474318
Email: naomi.reynard@north-herts.gov.uk

Date: 13 November 2025

Dear Mr Milne

Details of Condition : Details reserved by Condition 7 (Bus stop) of planning permission reference 22/02628/FP granted on 17.03.2025.

Land At 1-36, Freemans Close, Hitchin, Hertfordshire, SG5 2PA,

Please quote the following reference: 25/01858/DOC on all correspondence.

I refer to your application received on 23rd July 2025 which seeks approval of the bus stop upgrade for the above site pursuant to Condition 7 of the planning permission reference number 22/02628/FP.

The condition is worded as follows:

***“No dwelling forming part of the development shall be occupied until the bus stop along Westmill Road (120 metres south of Freemans Close) has been upgraded. The upgrade shall include build out of the kerbline to the Westmill Road carriageway edge (i.e. removal of the layby) and raised Kassel kerbing. Before first occupation of any part of the development, this work shall be completed.*”**

Reason: To ensure residents and visitors of the development have the realistic option of travelling by local bus routes, and not a reliance on the private motorcar, in accordance with paragraphs 110 - 112 of the NPPF and in accordance with Policy T1 of the North Hertfordshire Local Plan (2011-2031)”

This condition does not require any details to be submitted to and approved by the Local Planning Authority. You just need to ensure that you comply with the condition.

However, following consultation with the Highway Authority, they have confirmed that:

“Following a site inspection, the Highway Authority’s Bus Service Development Officer has confirmed that the required infrastructure improvements involving the installation of Kassel kerbs, a bus shelter, and Real-Time Information (RTI) screens have been completed in accordance with the approved plans.”

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves'.

Shaun Greaves
Development and Conservation Manager

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