



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 24/01496/FP
HCC ref: NH/21719/2024
HCC received: 22 July 2024
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

3 - 5 Newells, Letchworth Garden City, Hertfordshire, SG6 2PH

Application type

Full Application

Proposal

Full Planning Permission : Erection of one 3 storey building comprising of 15 dwellings with associated access, landscaping and parking following demolition of the existing dwellings and garages

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:

The Highway Authority cannot support the application due to the application has failed to provide relevant detailed information outlined in the above comments to enable the Highway Authority to fully assess in detail and clarity the highway implications of the proposed development in order to make an informed decision, contrary to Hertfordshire's Local Transport Plan (LTP4) policies 5 and 6 and also contrary to the principles of sustainable development contained in the NPPF, therefore the proposals represent a risk to highway safety for all road users.

Brief Description of Proposed Development by the applicant:

A Design and Access Statement (D&A) has been submitted in relation to an Application for 15 residential apartments at 3-5 Newells, Letchworth Garden.

The site is located within a sustainable location within easy walking distance to local amenities and public transport links. As national and local planning policy encourages the efficient use of land within sustainable locations such as this, we believe the site represents an ideal opportunity to provide a new high quality residential development.

Current site use comprises 3 separate parcels all within settle's ownership. The largest of the sites is currently occupied by 3 vacant dwellings and 20 garages. The other 2 smaller parcels are adjacent to the development site to the south, along Newells, and are currently green space. The smaller sites have been incorporated into the application to allow for additional parking needed to meet the local policy requirements.

Vehicular access will be achieved via the existing access provided for the garages. Pedestrian access will be achieved by the parking court to the west of the building, and also from the existing footpath along Newells.

Highway comments:

The proposal involves the demolition of the existing dwellings and garages with the erection of 15 dwellings with associated access and parking.

The proposed car parking provision is the responsibility of the LPA to determine the level and suitability of the car parking proposals, however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of the HCC HA.

The HA has reviewed the submitted D&A statement and has the following comments to make:

Whilst the HA would acknowledge given the relative number of residential units of the development, the proposal is not expected to have any significant/detrimental impact on the operation of the local highway network.

However, loss of dedicated on-site car parking facilities such as garages is a relevant consideration for the HA, it should be included in any appraisal of developments (regardless of not used or used as storage), unfortunately the D&A has not undertaken any appraisal.

Unless substantiated otherwise, the proposal could result in the loss of dedicated car parking spaces, the HA considers any loss of on-site car parking could lead to an overspill of parking onto the highway, therefore the loss of the garages need to be taken into consideration in any impact assessment and the following further information is required.

Parking and Access:

- quantify the number of existing garages and parking bays within the red line boundary and substantiate actual usage of the garages.
- quantify the net loss of garages/bays from the proposed development and the potential displaced number of parking onto the local highway network.
- are the lost garages being replaced by proposed new parking spaces, if so how many and what is the deficient number, if any.
- if not, then how will the applicant mitigate the loss of garages impact from any displaced parking onto the local highway network.

Alternatively, an on-street parking stress survey maybe required in order to assess the potential magnitude the displacement impact would have on the parking stress on the nearby streets and

demonstrate whether or not the impact from the displacement onto the highway can be accommodated without creating nuisance and stress for local users parking demand.

Recommendation:

The Highway Authority cannot support the application due to the application has failed to provide relevant detailed information outlined in the above comments to enable the Highway Authority to fully assess in detail and clarify the highway implications of the proposed development in order to make an informed decision, contrary to Hertfordshire's Local Transport Plan (LTP4) policies 5 and 6 and also contrary to the principles of sustainable development contained in the NPPF, therefore the proposals represent a risk to highway safety for all road users.

Signed

Senober Khan

13 August 2024