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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: 24/02758/FP  
HCC ref: NH/23304/2024  
HCC received: 13 December 2024  
Area manager: Manjinder Sehmi  
Case officer: Senober Khan

**Location**

Guysfield Residential Home , Willian Road, Letchworth Garden City, Hertfordshire, SG6 2AB

**Application type**

Full Application

**Proposal**

Full Planning Permission : Redevelopment of existing care home and erection of detached 3 to 4 storey 70-bed residential nursing home (Class C2 use) with associated parking, landscaping, amenities and works, following demolition of extensions to existing care home

**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:**

The cycle parking shall be constructed and laid out in accordance with the agreed details and completed prior to occupation of the development hereby approved and shall thereafter be retained, maintained, and kept available for the occupants of the development at all times.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018)

Prior to the occupation/use of the development hereby permitted, the details of the siting, type and specification of EVCPs shall be submitted to and approved in writing by the Local Planning Authority. All EVCPs shall be installed in accordance with the approved details prior to occupation of each of the units and permanently maintained and retained.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

Prior to the first occupation/use of the development hereby permitted the car parking layout shall be installed in accordance with the approved detailed technical plans and thereafter retained and maintained at all times at the position shown. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

#### HIGHWAY INFORMATIVE:

HCC as Highway Authority recommends inclusion of the following highway informatives to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

The Highway Authority recommends 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.

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/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

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/highways-roads-and-pavements.aspx> telephoning 0300 1234047.

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/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

Construction standards for works within the highway. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The

construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

**Brief description in support of proposed development by the applicant:**

A Transport Statement (TS) has been submitted with the planning application for the redevelopment of Guysfield Care Home in Letchworth, Hertfordshire.

The proposal involves the redevelopment of the existing 50 bedroom care home, resulting in the provision of a total of 70 bedrooms. The scheme involves the retention of the original building known as 'Guys House' located at the western end of the care home and demolition of the building extensions. A standalone new care home building providing 70 bedrooms is proposed and would meet the Care Commission Standards. Hence, the overall increase would be 20 bedrooms.

The existing care home at the site takes its vehicular accesses directly from Willian Road. Willian Road is a single carriageway road subject to a 30mph speed limit within the vicinity of the entrance to the site and runs in an east to west alignment past the site. The road is 5.8m wide within the vicinity of the site access.

A previous scheme (application 20/02219/FP) involved a net increase of 9 bedrooms and no objection was raised by the HA.

At the existing access, visibility splays that accord with the requirements of the Manual for Streets (MfS) and MfS2 guidance are achievable. In that regard, visibility splays of 2.4m x 43m are achievable and are regarded as acceptable. That position was accepted by HCC at the time of the previous application.

There would be 45 staff members operating at the site over 24 hours with a maximum of 22 staff members working at any one time.

The proposed development includes a total of 27 vehicle parking spaces. Nine of the 27 parking bays would be provided for exclusive staff use with 18 for resident / visitor use. Two of the spaces would be disabled parking spaces, additionally 1 of the bays would be for the use of service vehicles and there would be 1 separate ambulance parking bay that is not included in the 27.

It is considered that residents at the care home would be unlikely to extensively use non car modes of transportation. However, it is demonstrated above that the opportunity would exist for staff to use non car modes.

It is concluded that there are a few facilities and a reasonable number of residential dwellings within walking and cycling distance of the site. The closest bus stop to the site is located 750m from the site and is served by bus number 53, which also calls at the town centre and the railway station. Further bus services, which provide links to Royston, Hitchin, Stevenage and Bishop's Stortford, which represent some of the main towns close to the site, can be accessed at the town centre. Service frequencies at Letchworth railway station are good and connections are available to London and the surrounding regions.

Traffic Comparison, given the increase proposed in the number of bedrooms at the site, the level of traffic attracted by proposed care home would slightly exceed the traffic level associated with the existing care home.

| Use                     | AM Peak Hour |            | PM Peak Hour |            |
|-------------------------|--------------|------------|--------------|------------|
|                         | Arrivals     | Departures | Arrivals     | Departures |
| Existing Care Home      | 8            | 7          | 1            | 4          |
| Proposed Care Home      | 11           | 9          | 1            | 5          |
| Change in Traffic Level | +3           | +2         | 0            | +1         |

The additional traffic levels should be regarded as modest in context and would not have a material effect on the operation of the local road network.

The provision of 18 car parking spaces, including 2 disabled spaces, for the use of visitors to the proposed development fully accords with NHDC Parking Standards. Furthermore, in accordance with operational requirements of the development, 9 further staff car parking spaces would be provided for staff. There would be 45 staff members. Accordingly, the proposed development must have at least 9 spaces for cycles, i.e. 5 Sheffield Stands should be provided.

It is therefore concluded that the development proposal should be regarded as acceptable from a highways and transportation perspective.

#### **Highways comments:**

A previous scheme (application 20/02219/FP) involved the erection of 60 bed care home following demolition of the existing 51 bed care home, a net increase of 9 bedrooms for which the HA raised no objection.

The current scheme is largely similar but with the provision of a total of 70 bedrooms a net increase of 19 beds relative to the existing and 10 beds relative to the previous scheme.

The HA has reviewed the Transport Statement and acknowledges that the current proposal is appraised to not have any significant impact on highway safety or operation.

No details of electric vehicle charging provisions has been provided. Hertfordshire County Council issued a climate emergency in 2019 and the HCC Local Transport Plan Policy 5 requires all new developments/dwellings to provide EV charging points and infrastructure. The HA believes that there is sufficient scope for the applicant to satisfactorily address the above comments and could be conditioned.

#### **Recommendation:**

Subject to the following conditions the HA raises no objection:

**Signed**

Senober Khan

3 January 2025