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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: 26/01146/NMA
HCC ref: NH/29100/2026
HCC received: 8 May 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land Between Royston Road And, Cambridge Road, Barkway, Hertfordshire,

Application type

Non Material Amendment

Proposal

Non-Material Amendment : Changes to wording of condition 17 (as Non-Material Amendment to application reference 25/02234/S73 granted 03.12.2025)

Recommendation

OTHER

The Highway Authority has reviewed the request to amend Condition 17 to alter the trigger for submission of details relating to redundant points of access from prior to commencement of development to prior to occupation. The condition currently requires details of the closure of redundant access points onto Cambridge Road and Royston Road, and the reinstatement of verge and/or footway, to be approved before development begins, in the interests of highway safety and to ensure the proper reinstatement of the highway.

The applicant has set out that the principle of access is already established under the extant outline planning permission and that all works within the public highway will be delivered under a Section 278 Agreement. The Highway Authority acknowledges that the detailed design and implementation of the works, including closure of redundant access points, will be subject to approval through this separate statutory process.

Having considered the justification provided, the Highway Authority raises no objection in principle to the proposed amendment. It is accepted that revising the trigger to prior to occupation would not, in itself, adversely affect highway safety or the deliverability of the required highway works, provided

that the necessary agreements are progressed in a timely manner and that the works are completed before the development is brought into use.

Notwithstanding this, it is expected that redundant access points are not utilised in a manner that would give rise to safety concerns during the construction phase, and that appropriate engagement with the Highway Authority continues to ensure that the Section 278 Agreement is secured and implemented in advance of first occupation.

On this basis, the Highway Authority considers that the proposed amendment would not materially undermine the intent of the condition and is acceptable.

Signed

Shamsul Huda

27 May 2026