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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: 25/01530/DOC
HCC ref: NH/25409/2025
HCC received: 23 June 2025
Area manager: Matthew Armstrong
Case officer: Matthew Armstrong

Location

Land At 25-35 John Baker Place And 1-36, Freemans Close, Hitchin, Hertfordshire,

Application type

Approval of Details

Proposal

AMENDED PROPOSAL

Details reserved by condition 6 (Highways) of planning
permission reference no 22/02628/FP granted 17.03.2025

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 proposed pedestrian dropped kerbs and tactile paved crossing points are likely to lead to confusion for sight impaired users. This raises safety concerns.

COMMENTS:

Two plans have been uploaded on the planning portal, both titled s38 plans. As per our previous consultation response, we wish to see Freeman Close stopped up in its entirety, and we will not be adopting or retaining any sections as highway maintainable at public expense.

That aside, the condition being sought for discharge relates to the provision of pedestrian dropped kerbs and tactile paving across the site. I would draw the applicant's attention to the DfT's Guidance on the Use of Tactile Paving Surface (Dec 2021).

Some of the tactile crossing points are too close to other tactile crossing points, and may cause confusion to sight impaired users.

The tactile crossing points at the tight bends in the road may lead to confusion, and are not perpendicular to the carriageway. They also have wider carriageway crossing distances which could disorientate users.

Very small visibility splays are shown at each tactile crossing point. It would be reasonable to assume vehicle speeds of around 15 to 20mph through this development, and as such stopping sight distances on that basis should be provided.

The number of tactile slabs shown at some locations are not in line with standards.

Signed

Matthew Armstrong

26 June 2025