



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: 25/01530/DOC
HCC ref: NH/25409/2025
HCC received: 17 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

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:

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for the free, safe and sustainable flow of highway users.

COMMENTS:

Condition 6 refers to the internal highway layout (i.e. provision of pedestrian dropped kerbs and tactile paving across the site).

However, the documents uploaded to the planning portal for this discharge of condition include s278 plans for the main access junction onto Westmill Road. These plans have been submitted to our Implementation team but not yet received Technical Approval.

A Stopping Up plan has also been submitted. The public highway land of Freemans Close shown to be stopped up on this plan is not acceptable and does not match up with what was agreed for the main planning application. The whole of Freemans Close needs to be stopped up, and the Highway Authority would not want to retain the sections as shown on this plan given they would create isolated and illogical parcels of highway land, as well as being subject to non-standard surface treatment.

That aside, none of the plans submitted address the purpose of the condition, as our consultation response of 12/6/2023 set out:

"The latest internal layout continues to show a lack of pedestrian dropped kerbs and tactile paving. Any resident/visitor using a wheelchair, parents with buggies, those with sight impairment, etc, are poorly accommodated at present. Condition [6 of the decision notice] covers this element."

Signed

Matthew Armstrong

19 June 2025