



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: 25/01412/FP
HCC ref: NH/25435/2025
HCC received: 19 June 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

18-19 BANCROFT HITCHIN SG5 1JQ

Application type

Full Application

Proposal

Erection of five apartments, five town houses and two commercial units including parking, landscaping and alterations to access following demolition of existing commercial building and infrastructure.

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 reach a recommendation due to insufficient information provided with this application. Consequently, the Highway Authority recommends refusal, citing concerns over potential implications for highway safety and convenience. The reasons for refusal are as follows:

- Visibility splays and general access around Grammar School Walk.
- Drawing 009 illustrates a ramp near the bin enclosure; the gradient should be illustrated.
- The swept path for the Large Mondeo Wagon should be 5.03 meters.

While the Highway Authority is not opposed to the development in principle, further information is required on the points mentioned above. Specifically, a contextual plan detailing the school access in conjunction with the proposed access changes for the development on Grammar School Walk should be provided. Therefore, the Highway Authority is unable to grant planning permission at this time.

Signed

Paul Marshall

10 July 2025