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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: 25/03080/HYA
HCC ref: NH/27951/2026
HCC received: 26 January 2026
Area manager: James Dale
Case officer: Adrian McHale

Location

GA2, Land North-East Of Great Ashby Stevenage, Hertfordshire,

Application type

Outline

Proposal

Hybrid Application : Hybrid application for a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2) with associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure. Full application comprises the construction of vehicle access and an active travel link via Mendip Way, with associated landscaping and drainage works. The outline application, for which all matters are reserved except means of access, comprises the erection of up to 640 dwellings (Use Class C3), a site for a primary school, further land reserved for educational use (Use Class F1), a site for a community hub (Use Class F2), with associated infrastructure.

Recommendation

REQUEST FOR FURTHER INFORMATION

Whilst HCC Highways is supportive of a compact access road geometry, the refuse vehicle tracked (19244-ASHB-5-SK012 Rev -) is an 8.3m long vehicle. As indicated in the scoping referenced in Appendix C of the applicant's Transport Assessment (TA), HCC Highways however indicated that North Herts District Council (NHDC) utilise a 12.2m long vehicle. It is therefore, necessary that the tracking is represented. It must be noted however, that in order to retain the aforementioned compact geometry which will naturally and safely control vehicle speeds, a once a week visitor to the site (a refuse vehicle) will be allowed to traverse the centre line if necessary.

The Bus Tracking through the access junction (19244-ASHB-5-SK013 Rev -) is also messy and the bus strikes the dividing island and overruns the verge in places. This should be tidied up although given the constraints in the existing network the HCC Public Transport Unit (PTU) consider that a smaller bus up to 10.8m in length is more likely to be used.

The junction analysis referencing needs to be tidied up as well before HCC Highways can consider them fully. For example in the TA on page 114 Junction 16 is labelled as Arm A - Canterbury Way North, Arm B Canterbury Way (South) and Arm C - Great Ashby Way. These Arms have already been referred to on page 99 for Junction 6. I believe Junction 16 should be Church Lane/ High Street, Graveley. There are numerous examples of the the Junctions 10 references in the Appendix being duplicated also.

Signed

Adrian McHale

6 February 2026