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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: 26/01241/DOC
HCC ref: NH/29154/2026
HCC received: 8 June 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land West Of Tuthill House, Kelshall Tops, Therfield, Hertfordshire, SG8 9PT

Application type

Discharge of Condition

Proposal

AMENDED PROPOSAL

Details of Condition : Details reserved by condition 9 (Highways 1) of planning permission reference 24/02606/FP granted 31.07.2025

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:

COMMENTS:

Thank you for consulting the above application (Ref: 26/01241/DOC). This application seeks approval of details reserved by condition9 (Highway works) of planning permission reference no 24/02606/FP granted 31.07.2025.

Condition9 says that "Before commencement of the development hereby permitted, additional plans must be submitted and approved in written by the Local Planning Authority in consultation with the Highway Authority for modification to the existing vehicular access as indicated on the drawing number (RefTHSYD-SCN-XX-XX-DR-A01. 002.A3, Rev PO3) and these works including footpath link to PROW-34 shall be completed prior to first occupation of the development hereby permitted. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway. These works shall be secured and undertaken as part of the s278 works"

A drawing (General Arrangement – Ref: 6607-EAS-S278-C-4C0) has been submitted showing the proposed general arrangement for the Section 278 (S278) highway works in accordance with Planning Condition 9.

Following review by the Highway Authority, it has been identified that the submitted drawing does not illustrate the required footpath link connecting to Public Right of Way (PROW) 34. As this is a necessary element of the scheme, the applicant is required to revise and resubmit the drawing to include the missing footpath link.

Furthermore, upon completion of the approved highway works under the Section 278 agreement with Hertfordshire County Council (HCC), the applicant must formally apply for the discharge of Planning Condition 9. This application should be supported by a completion certificate issued by the Highway Authority, confirming that the works have been carried out satisfactorily.

Signed

Shamsul Huda

29 June 2026