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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: 25/02885/OP
HCC ref: NH/27315/2025
HCC received: 10 March 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land At Mill Lane, London Road, St Ippolyts, Hitchin, SG4 7NN

Application type

Outline

Proposal

ADDITIONAL INFORMATION

Outline Application : Erection of up to 41 dwellings with associated infrastructure and open space (all matters reserved except means of access).

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 provided with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary details, the Highway Authority recommends refusal due to concerns over potential implications for highway safety and convenience.

The Highway Authority acknowledges receipt of the amended access drawing (Ref: 70056409 SK 006, Rev P05), the Stage 1 RSA report (Ref: UK0041258.0839), and the highway land adoption plan (Ref: 70056409 SK 0012, P01).

Following a thorough assessment of the additional documents, please see the detailed comments below:

1. Geometric Parameters:

Please provide the geometric parameters for the proposed roundabout in accordance with the requirements of CD116.

2. Clarity of Submitted Design:

The revised design is difficult to interpret due to its overlay on the existing highway layout. A clearer, standalone presentation of the entire access arrangement is required, including a key showing which elements are being delivered by each development.

3. Active Travel Connections:

The active travel linkages are unclear and appear to be missing in several locations. These must be reviewed, clarified, and presented comprehensively.

4. Vehicle Tracking:

Vehicle swept path analysis must be provided for the largest expected design vehicle at the roundabout.

5. Drainage Provision:

Drainage details for the revised access layout have not been shown. These must be included to enable a full technical assessment.

6. Visibility Splays:

Visibility splays at the roundabout must be demonstrated in accordance with the relevant highway design standards.

7. Footway and Carriageway Dimensions:

All footway and carriageway widths must be clearly and consistently annotated on the drawings.

8. Shared vs Segregated Footways:

The drawings do not make clear where footways are intended to be shared use or segregated. Please clarify and provide sign face details to confirm the intended arrangements.

9. Consistency With RSA Stage 1 Layout:

The layout reviewed as part of the Stage 1 Road Safety Audit does not match the revised drawing (Ref: 70056409 SK 006, Rev P05). In particular, the bus stop improvements and adjacent active travel links appear to be missing and must be addressed.

Summary

Based on the information provided and the evident land constraints, it appears challenging to accommodate the full range of required active travel and drainage facilities. The applicant is therefore advised to redesign the entire access arrangement in line with LPT4 policy, which places priority on non car modes of travel.

I remain available to discuss these matters further should this be helpful.

Signed

Shamsul Huda

31 March 2026