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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: 26/00631/RM
HCC ref: NH/28552/2026
HCC received: 30 June 2026
Area manager: Manjinder Sehmi
Case officer: Samuel Tearle

Location

Ickleford Mill, Arlesey Road, Ickleford, Hitchin, SG5 3UN

Application type

Reserved Matters

Proposal

ADDITIONAL INFORMATION
AMENDED PROPOSAL

Reserved Matters : Reserved matters application for appearance, landscaping, layout and scale in relation to erection of 55 dwellings and associated access, car parking, garages, landscaping and open space pursuant to Outline Planning Permission 17/01955/1 (as varied by associated Section 73 Planning Application)

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 does not wish to restrict the grant of permission subject to the following conditions:

Condition 01: Pedestrian connection on North West of site

Part A: Prior to commencement of the hereby approved application, detailed drawings of the pedestrian connection shown on submitted drawing named 'Amended V.3 Indicative Link Drawing'. must be submitted to the LPA for approval. The connection must be designed up to the boundary. It must also be of 2m width unless clear constraints are demonstrated which only allow 1.5m width.

Part B: Prior to first occupation of any of plots 33 to 37, the above approved design must be constructed.

Reason: To support future sustainable transport use as per HCC LTP Policies 1 & 5.

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) / highway informative to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:

AN1) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

AN2) Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

AN3) Works within the highway (section 278): The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

AN4) Roads to remain private: The applicant is advised that all new roads associated with this development will remain unadopted (and shall not be maintained at public expense by the highway authority). At the entrance of the new estate the road name plate should indicate that it is a private road and the developer should put in place permanent arrangements for long-term maintenance.

COMMENTS:

The Highway Authority previously raised an objection to the application on 21st April 2026. Since then, the applicant has submitted amended plans which are discussed below.

Updated swept path drawings have now been submitted at the newly proposed emergency access location (Drawing No. KMC25232 / TR04 Rev A). The Highway Authority are satisfied with these details.

All other layout / parking elements remain suitable as set out in the previous Highway Authority consultee response.

As noted in this previous response, the Highway Authority will not adopt any highways associated with the new application.

Signed

Samuel Tearle

1 July 2026