

Planning Consultation Response Form

Part 1: Consultation Comments	
Consultee:	Ian Albert
Application Ref:	25/03234/FP
Site Address:	Land East of Bedford Road, North of Priory School, Hitchin
Summary of Response:	Neither object or support.
Consultation Comments:	1. To raise concerns about Highways and drainage issues. 2. To raise question on Green Belt issues <i>Bedford Road is a busy thoroughfare into/from Hitchin. Traffic regularly exceeds 30mph speed limit. Consideration should be given to a new roundabout as the main entrance exit from the site and not just right/left turn.</i> <i>Drainage is an issue on the site and its proximity to the river. Assurance is needed from the Lead Local Flood Authority on the plans proposed to prevent flooding and ensure that the river is not polluted.</i> <i>There was a question asked of the Planning team previously as to whether this site should ever have been included as Green Belt in NHDC Local Plan. However, the fact remains that this was the case. But in practice, there is a case that this should now be treated as Grey Belt. This would be a stronger case, were it not for the significant neighbouring developments in Hitchin which, alongside this proposed development, is having the effect of closing the gap between Hitchin and Ickleford. This is a concern.</i>

In Part 2 below, please provide details of all contributions/obligations you consider necessary to mitigate impacts on services etc. that may be included in any S106 Legal Agreement. Multiple suggestions can be put forward (please copy and paste Part 2 as required for each 'project'). Notwithstanding the comments detailed in Part 1 above (i.e. if an objection has been stated) consultees should still seek S106 contributions towards services which can be secured in the event that permission is granted.

Any contributions sought will need to be in line with the CIL regulations and fully justified/ evidenced. Any contributions or 'projects' which are not compliant will not be sought - the decision whether to seek any proposed contributions will be at the discretion of the Planning Case Officer (who can also provide further assistance and guidance where necessary - Some guidance is already provided for each question/ requirement in grey).

Part 2: Required s106 Contributions/ Obligations	
Named Project:	1. Additional Speed Indicator Devices (SIDs) and/or speed cameras in Bedford Road 2. Additional pedestrian crossing point by Priory School in Bedford Road 3. Additional pedestrian crossing point by Our Lady School, Old Hale Way, Hitchin 4. Improvements to allotments in Burford Way and Old Hale Way

	<i>managed by North Herts Council and Herts County Council.</i>
Responsible Party for named project:	<i>Hertfordshire County Council & North Herts Council</i>
Justification and reasoning for named project	
<i>This development and the neighbouring ones in Ickleford will increase pedestrian traffic in the area.</i> <i>The above projects will increase the safety of pedestrians, including many children, going to school at The Priory and the other schools in Old Hale Way, particularly Our Lady. There is no light controlled crossing at the Priory School.</i> <i>There are significant speeding issues along Bedford Road. Traffic calming is needed. There have been many requests, Including to the Police Commissioner for a speed camera. At the very least additional SIDs should be funded.</i> <i>Allotments are an important way to improve health and wellbeing. The Old Hale way NHDC allotment also runs projects for local schools. Additional funding at each of these three allotments will improve their usage and facilities.</i>	
Estimated Total upfront Costs of project:	<i>Consultation on costs will be needed with Herts County Council and North Herts Council</i>