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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: 26/00587/S73
HCC ref: NH/28618/2026
HCC received: 24 March 2026
Area manager: Manjinder Sehmi
Case officer: Samuel Tearle

Location

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

Application type

Variation of Condition

Proposal

Section 73 Application : Variation of conditions 4, 10,11,14, 16, 17, 18, 19, 31 32, 35 and 37 of outline planning permission 17/01955/1 granted 11.03.2024 for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (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 does not wish to restrict the grant of permission.

NOTE TO PLANNING OFFICER. PLEASE SEE COMMENTS BELOW IN RELATION TO CONDITIONS 11 & 14.

Background

This planning application is a Section 73 planning application to vary several conditions attached to planning permission 17/01955/1 for the construction of up to 71 dwellings on land at Ickleford Mill, Arlesey Road, Ickleford.

The planning conditions relevant to the Highway Authority are conditions 10, 11, 14, 16, 17, 18, 19, 31 and 32. The planning submission includes a cover letter (letter ref: DF / PL-0710 dated 4th March 2026) produced by Ceres Property Group that outlines the amendments being sought to the planning conditions, which are as follows:

- Amendment to Condition 10 (Access Design Width) to amend trigger point to occupation.

- Amendment to Condition 11 (Pedestrian and Bus Stop Improvements) to amend trigger point for completion of works and to amend proposed plan in line with updated proposals.
- Amendment to Condition 14 (Provision of Zebra Crossing) to update plan reference number having regard to amendments to emergency site access and off-site highway works.
- Amendment to Condition 16 (EV Charging) to allow for a plot by plot build out of the development.
- Amendment to Condition 17 (Cycle Parking Provision) to allow for a phased build out of the development.
- Amendment to Condition 18 (Travel Plan Statement) to provide flexibility on trigger point for completion of the Travel Plan. The condition will still be discharged prior to first occupation of the development.
- Amendment to Condition 19 (Emergency Access) to facilitate amendment to location of the approved emergency access.
- Amendment to Condition 31 (Waste Storage Facilities) to allow plot by plot build out of the development.
- Amendment to Condition 32 (Recycling Storage Facilities) to allow plot by plot build out of the development.

In addition, a Reserved Matters planning application has been submitted alongside this application seeking agreement for landscaping, layout and scale for 55 residential dwellings pursuant to outline planning permission ref: 17/01955/1 for up to 71 dwellings. The Reserved Matters application reference is 26/00631/RM. There are also a number of Discharge of Condition planning applications currently being considered by the Highway Authority attached to planning ref: 17/01955/1.

To support the S73 application, the Applicant has submitted revised drawings including a revised Proposed Site Plan and Off-Site Highways Note, as follows:

- Proposed Site Layout (Drawing No. 185-PS-103 Rev B, dated June 2025), produced by Hill Residential Limited.
- Off-Site Highways Works Note (Report Ref: 25232, dated February 2026), produced by KMC Transport Planning.
- Proposed Highway Improvements (Drawing No. KMC25232 / 002 Rev -, dated 2nd March 2026), produced by KMC Transport Planning

Analysis

Condition 10

The wording of Condition 10 from planning approval 17/01955/1 is as follows:

Prior to commencement of the development (other than demolition works), the main access road shall be provided 5.5 metres wide for the first 25 metres where after the principal access road shall be narrowed to a minimum of 5.0 metres wide with the kerb radii along the adjacent Arlesey Road being a minimum of 10.0 metres which shall be complete with tactile crossing features to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction.

Reason: In order to protect highway safety and the amenity of other users of the public highway, in line with HCC Local Transport Plan Policy 5.

The Highway Authority note the request to vary the trigger of Condition 10 from 'prior to commencement' and amend to 'prior to occupation', which is acceptable. It would be expected that the access road, subject to the necessary S278 Agreement, is suitable for vehicular access by construction vehicles throughout the construction period and completed before first occupation of residents moving to site.

Condition 11

The wording of Condition 11 from planning approval 17/01955/1 is as follows:

Prior to first occupation of the development, a system of footways shall be provided to connect the new development with the existing bus stops along Arlesey Road as part of the application. The bus stops will need to be complete with easy access kerbs and shelters as appropriate. The exact location and accommodating works will need to be as identified on drawing number E3631/700/E and agreed in conjunction with appropriate parties. These works shall be secured and undertaken as part of the s278 works.

Reason: In order to provide safe and suitable pedestrian access to public transport facilities, in line with HCC Local Transport Plan Policy 5.

The Highway Authority note the request to amend the trigger point for the completion of works attached to the proposed pedestrian connection and bus stop improvements. A Proposed Highway Improvements Plan (Drawing No. KMC25231 / 002 Rev -, dated 02.03.2026) produced by KMC Transport Planning includes the introduction of a 2m wide footway to the north of the proposed emergency access with dropped kerbs and tactile paving to facilitate an uncontrolled pedestrian crossing next to the proposed bus stop.

In order to accept this updated condition wording, the Highway Authority request that the applicant seeks to introduce a 20mph speed limit on approach to the site access from the south to extend (at a minimum) to the junction with Turnpike Lane to the north. It is therefore requested to the Local Planning Authority that the wording in red is added to this condition.

*Prior to first occupation of the development, a system of footways shall be provided to connect the new development with the existing bus stops along Arlesey Road as part of the application. The bus stops will need to be complete with easy access kerbs and shelters as appropriate. The exact location and accommodating works will need to be as identified on drawing number E3631/700/E and agreed in conjunction with appropriate parties. These works shall be secured and undertaken as part of the s278 works. **At the S278 stage the applicant must best endeavours must be used to deliver a 20mph zone for the section of Arlesey Road that approaches the site from the south and extends at minimum to the junction with Turnpike Lane.***

Condition 14

The wording of Condition 14 from planning approval 17/01955/1 is as follows:

No dwelling forming part of the development shall be occupied until a Zebra crossing 3.0 metres wide has been provided along Arlesey Road. The crossing will need to be complete with pedestrian tactiles, Belisha beacons and road markings as appropriate. The exact location and accommodating works will need to be as identified on drawing number E3631/700/E and agreed in conjunction with appropriate parties. These works shall be secured and undertaken as part of the s278 works.

Reason: To facilitate the free and safe flow of other traffic on the highway and the safety and convenience of pedestrians of all ages and abilities, in line with HCC Local Transport Plan Policy 5.

The Highway Authority note the request to update the plan reference within the planning condition to Drawing No. KMC25231 / 002 Rev[ST4.1][ST4.2] -, dated 02.03.2026 due to a relocation of emergency site access and updates to off-site highways improvements.

The planning officer is requested to note the comments in **red above** in relation to Condition 11, and include for this condition if also necessary.

Condition 16

The wording of Condition 16 from planning approval 17/01955/1 is as follows:

Prior to the occupation of any dwellings hereby permitted, an Electric Vehicle ready (active) domestic charging point shall be provided for each property and thereafter permanently retained.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

The Highway Authority note the request to amend the wording of the planning condition to allow for a plot by plot build out of the development to include EV charging. This is acceptable.

Condition 17

The wording of Condition 17 from planning approval 17/01955/1 is as follows:

Prior to the first occupation of the development hereby permitted a scheme for the parking and storage of cycles for each dwellinghouse including details of the design, level and siting shall be submitted to and approved in writing by the Local Planning Authority. Where appropriate, this shall also include details for the parking of mobility scooters. The scheme must be designed in line with the cycle parking standards contained in the DfT's Cycle Infrastructure Design LTN1/20. The approved scheme shall be fully implemented before the development is first occupied or brought into use and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018).

The Highway Authority note the request to amend the wording of the planning condition to allow for a phased build out of the development to include cycle parking provision. This is acceptable.

Condition 18

The wording of Condition 18 from planning approval 17/01955/1 is as follows:

Three months prior to the first occupation / use of the approved development, a detailed Travel Plan Statement for the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. The Travel Plan Statement shall take account of Travel Plan Guidance' at www.hertsdirect.org. It shall be implemented in accordance with the timetable and target contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority in consultation with the Highway Authority as part of the annual review.

Reason: To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies 3, 5, 7, 8, 9 and 10 of Hertfordshire's Local Transport Plan (adopted 2018).

The Highway Authority note the request to amend the wording of the Condition to 'Prior to occupation' on the basis that the wording of the Condition does not provide flexibility to submit the Travel Plan Statement when the exact occupation date of residents is unknown. This is acceptable.

Condition 19

The wording of Condition 19 from planning approval 17/01955/1 is as follows:

The proposed emergency vehicular access as identified on the submitted layout plan (E3631-700E - Proposed Means of Access) shall be used by emergency vehicles, pedestrians and cyclists only. The reserved matters details shall include details of physical measures to restrict the use of the

access to the aforementioned users only. These measures shall be implemented before any dwellinghouses are occupied and retained in perpetuity.

Reason: it has not been demonstrated that the secondary vehicular access is safe for general use by vehicular traffic.

The Highway Authority note the relocation of the proposed emergency access approximately 15m south of the emergency access approved in application 17/01955/1. As outlined in the supporting covering letter, the relocated emergency access facilitates space for a pedestrian crossing on Arlesey Road and to provide a more appropriate street layout, which should be viewed in conjunction with the proposed site layout plans submitted with the Reserved Matters application (planning ref: 26/00631/RM).

A Proposed Highway Improvements Plan (Drawing No. KMC25231 / 002 Rev -, dated 02.03.2026) produced by KMC Transport Planning includes the introduction of a 2m wide footway to the north of the proposed emergency access with dropped kerbs and tactile paving to facilitate an uncontrolled pedestrian crossing next to the proposed bus stop.

This is acceptable, noting that comments are provided with respect to a review of a Stage 1 Road Safety Audit (RSA) that has been submitted with the amended layout.

Condition 31

The wording of Condition 31 from planning approval 17/01955/1 is as follows:

Prior to the commencement of development (other than demolition works), full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins will be stationed and walk distances for residents including the specific arrangements to enable collection from the kerbside of the adopted highway/refuse collection vehicle access point [or within 5m]. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity.

The Highway Authority note the request to amend the wording of the planning condition to allow for a site to be built out and sold on a plot-by-plot basis. This is acceptable.

Condition 32

The wording of Condition 32 from planning approval 17/01955/1 is as follows:

Prior to the commencement of development (other than demolition works), full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins will be stationed and the specific arrangements to enable collection from within 15m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved facilities shall be provided prior to the commencement of the use hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To protect the amenities of nearby residents/occupiers and in the interests of visual amenity.

The Highway Authority note the request to amend the wording of the planning condition to allow for a site to be built out and sold on a plot-by-plot basis. This is acceptable.

Road Safety Audit

To support the proposed revisions, and as requested by the Highway Authority, a Stage 1 RSA (Report Ref: VRP2143 – RSA 1, dated 10th February 2026) and Designers Response has been submitted with the planning application. The RSA identified six issues and the designers' response to five out of the six identified issues are acceptable. However, HCC Highways only partially agrees with the designers' response for the issue related to the potential risk of pedestrian strike by passing traffic associated with poor visibility (Issue No. 2.5 in RSA Report).

It is recommended that a review of the appropriate warning signs should be undertaken and if appropriate, provided as part of the RSA Stage 2 brief to ensure that the proposals are in accordance with HCC LTP4 policies 1, 5 and NPPF Para 115.

Conclusion

Having reviewed the addition information provided, the Highway Authority does not wish to raise an objection to the planning application, subject to the inclusion of the additional wording for Condition 11 (and potential subsequent conditions which include the offsite works).

Signed

Samuel Tearle

17 June 2026