

19/01669/FP - Land On The South West Side Of Stevenage Road, St Ippolyts – Updates

Update 1

The County Council highways officer (HO) has provided formal comments on the application following the writing of the report, stating that they have no objections to the application, and have recommended four Conditions be attached to any permission granted.

The HO has also requested a financial contribution towards sustainable transport of **£135,240** (after indexation) towards:

Package 5 - Stevenage to Hitchin, Luton and Luton Airport; To develop a multimodal corridor between Stevenage, Hitchin and Luton Airport that supports public transport and cycling through improvement of existing infrastructure.

These comments are on the website, and giving significant weight to the HO comments, it is confirmed that the proposal with regard to highways matters is considered acceptable. Recommended Condition 24 will be removed, with the numbers of the following Conditions being amended accordingly.

Update 2

Following the formal comments from the Highways Authority, section 6.0 Recommendation is amended. Recommendation B, which was subject to the resolution of the highway matters with additions to the Heads of Terms and new or amended conditions, is removed.

Therefore, the recommendation is that planning permission is resolved to be Granted subject to;

- A) The completion of a satisfactory legal agreement and the applicant agreeing to extend the statutory period in order to complete the agreement if required; and
- B) Conditions and informatives as set out in the report with the additional conditions as set out in Update 3 below.

Update 3

In accordance with the HO response of 10 July 2024, their four recommended Conditions are to be added to the officer report, numbered from 29 to 32. The Conditions are:

29. Prior to the first occupation of the development hereby permitted the vehicular access shall be completed and thereafter retained as shown on drawing number 18142-1006 Rev G in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority. Prior to use appropriate arrangements shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). To comply with Policy T1 of the Local Plan.

30. Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved drawing number 18142-1006 Rev G. The splay shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). To comply with Policy T1 of the Local Plan.

31. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Plan / Statement shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- h. Provision of sufficient on-site parking prior to commencement of construction activities;
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements;
- k. Phasing Plan.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018). To comply with Policy T1 of the Local Plan.

32. Prior to the first use of the development hereby permitted, arrangement shall be made for surface water from the proposed development to be intercepted and disposed of separately so that it does not discharge onto the highway carriageway.

Reason: To avoid the carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). To comply with Policy T1 of the Local Plan.

Update 4

The applicant has agreed to the sustainable transport contribution requested by the HO. This contribution will be added to the Heads of Terms of the Legal Section 106 Agreement that remains to be completed (the HoT's are set out in 4.3.64 of the officer report).

Update 5

St Ippolyts Parish Council provided the following comments on 15 July 2024 (also on the website):

There is a need to consider the installation of rooftop solar, as we previously advised in correspondence 1st March 2023 and furthermore road infrastructure concerns remain regarding parking and traffic management.

It is considered that the recent new comments from the Highways Officer addresses concerns relating to impacts on public highways, and parking within the site for the development is considered acceptable as set out in the report.

Rooftop solar is not proposed, however the new dwellings are proposed to be energy efficient and will include air source heat pumps, which are considered to provide acceptable reductions of expected carbon emissions. There is no current policy basis to require the provision of solar panels.