

**Karen Wiseman 3**

**From:** Katrina Henshaw [katrina.henshaw@fairfieldparishcouncil.gov.uk]  
**Sent:** 20 January 2015 18:39  
**To:** Planning Online  
**Cc:** Cllr Brian Saunders; Cllr Gill Clarke; John A G Saunders  
**Subject:** CB/14/03997 and CB/14/04048 former pig testing station, Hitchin Road.  
**Importance:** High  
**Attachments:** Roundabout Improvements.pdf

Dear Sir

**Planning Application nos. CB/14/03997 and CB/14/04048.**  
**Proposed development at the former pig testing station, Hitchin Road.**

Further to your email of 5th January and to the Technical Note which was attached, FPC was disappointed that rather than offering mitigation measures, the applicant appeared to be seeking to avoid further costs by relying upon the extant permission, which their own consultants have very clearly stated in planning submissions is not viable and would never be implemented. They have clearly gone to great lengths to illustrate that the development option secured by the extant consent is not viable, thus we were surprised that they were seeking to suggest that its implementation is a realistic proposition.

The 'fallback' position is clearly one which exists only in theory and we have therefore asked the applicant directly to review their position and offer to undertake remedial works to the A507 roundabout, in order to mitigate the impact of the development.

The applicant has now issued details to FPC of highway improvements to the A507 junction and FPC are minded that the development is acceptable, subject to those works being secured via a suitably worded planning condition or legal agreement. For ease of reference those works are set out on the attached plan. We understand from the applicant that details of the updated capacity analysis and highway works have also been submitted to CBC.

Kind regards

**Katrina Henshaw** | Parish Clerk



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21/01/2015



**Karen Wiseman 3**

**From:** Katrina Henshaw [katrina.henshaw@fairfieldparishcouncil.gov.uk]  
**Sent:** 02 December 2014 14:24  
**To:** Planning Online  
**Cc:** Cllr Brian Saunders; Cllr Gill Clarke; John A G Saunders  
**Subject:** CB/14/03997 and CB/14/04048 former pig testing station, Hitchin Road.

Dear Sir

**Planning Application nos. CB/14/03997 and CB/14/04048.**  
**Proposed development at the former pig testing station, Hitchin Road.**

Fairfield Parish Council make the following comments to the above applications.

**Amenity**

As far as amenity is concerned there is no impact on the neighbours as there are none other than one or two isolated houses further up the road. We are told that the developer has contacted the residents in those houses and they have no issues with the development proposals.

In the main the existing tree belts are maintained and in fact reinforced around the three main boundaries thus continuing to shield the appearance of the site from the surrounding land.

Additional housing may well impact on the existing schools but we understand that considerable S106 contributions will assist in overcoming that issue.

**No objections.**

**Design**

The design now compares favourably with the design features on Fairfield Park. The treatment of car parking and road widths and traffic calming are different but they needed to be so no objection there.

The housing size mix seems well balanced and the tenure ratio more or less meets CBC requirements. The intermediate housing they refer to in the application is shared ownership or even shared equity. They have not discussed the exact mix of affordable housing yet with CBC.

**No objections.**

**Highways**

Pedestrian and cycle accessibility to the site, including the style and number of road crossings and the impact of additional traffic on the roundabout at the junction of Hitchin Road and the A505 are all issues.

FPC have already noted their concerns regarding discrepancies between the transport plan and the drawings in an e-mail dated 17<sup>th</sup> November 2014.

After the initial look at the applications, FPC would like to ask CBC to request that the applicant revise and correct their Transport Assessment.

*There is a fundamental error in the methodology which has been utilised to assess the capacity of the Hitchin Road / A507 roundabout and therefore the impact of the development traffic has not been correctly assessed. The consultant has presented a theoretical capacity analysis based upon traffic surveys, however they have not calibrated their model based upon actual recorded queue lengths.*

*Their model suggests that there are at present peak hour queues of no more than 3 vehicles on any arm of the roundabout, which illustrates that the model is not fit for purpose, as it is clear from any peak hour visit to the junction that there are frequent queues well in excess of that and often in excess of 15-20 vehicles on more than one arm.*

*FPC would suggest that the applicant must revise their analysis and that the capacity analysis must be calibrated and validated against actual queue lengths.*

03/12/2014

*At present the analysis provided is a misrepresentation of both the existing operation of the highway network and of the impact associated with the development.*

*FPC note also that there are inconsistencies between the application drawings and the Transport Assessment with respect to the type of pedestrian crossing proposed on Hitchin Road, with the drawings suggesting a traffic signal controlled or 'zebra' type crossing and the Transport Assessment suggesting that only dropped kerbs and pedestrian refuge islands would be installed. FPC would suggest that to facilitate safe movement of the volumes of pedestrian traffic associated with the development and in particular vulnerable road users such as school children and the elderly, a traffic signal controlled crossing is necessary'.*

Further to these initial comments, it has been noted that the dwellings span the catchment areas for two local primary schools, one in Fairfield and one in Stotfold. This means that pedestrian accessibility to both sites must be suitable and safe. Traffic signal controlled pedestrian crossings should be installed to the north and south of the proposed site access on Hitchin Road, to safely facilitate pedestrian movements toward Stotfold as well as Fairfield.

The width of the shared footway / cycleway running along the western side of Hitchin Road has also been raised as a concern, as it is currently sub-standard (according to CBC Design Supplement 7 a minimum width of 3m should be provided). This route should therefore be widened in association with the proposed highway works.

#### **Objections as noted**

#### **Policies and History**

The site currently benefits from an existing outline planning consent for the development of a business park with B1, B2 and B8 uses together with the replacement of 5 detached houses.

Both these applications change the land use to predominantly residential with two different levels of employment provision. There was doubt cast about the viability of the offices and nursery provision being attractive in the market place but generally the increased residential use would be a more favourable use than the current consent.

#### **No objection**

Regards

**Katrina Henshaw** | Parish Clerk



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**Karen Wiseman 3**

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**From:** Kate Elliott-Turner [KateElliott-Turner@stotfoldtowncouncil.gov.uk]  
**Sent:** 13 November 2014 16:28  
**To:** Planning Online  
**Subject:** planning comments

Dear Sirs

Please find below Stotfold Town Council's comments on an application received:

CB/14/04048/FULL

Former Pig Unit, Hitchin Road, Stotfold (Fairfield), SG5 4JG

Demolition of all existing buildings and dwellings. Erection of 116 dwellings and a 70 bedroom care home with access, parking, open space and ancillary works

**Town Council comment:**

**Object to the proposal on the grounds that there is already insufficient infrastructure in the area to support this number of additional dwellings and we have major concerns over the loading these dwellings would put on lower school, healthcare and other vital provisions in the Stotfold/Fairfield area.**

Regards

Mrs Kate Elliott-Turner MILCM  
Town Clerk

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