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Enquiries to Chris Hirst

My reference

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Date 18th February 2026

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For the attention of Rebecca Altman

Construction of an internal distributor road and associated footways, cycleways, lighting, landscaping and SuDS basins, and diversion of Public Rights of Way footpaths FOHHF 701 and 702 as part of the One Horton Heath development (proposal constitutes EIA development)

Dear Madam,

Thank you for reconsulting the Highway Authority on the above planning application.

Further to the Highway Authority's most recent response dated 30th January 2025, the applicant has produced a suite of revised drawings to address the outstanding points of dispute.

Having reviewed the amended plans and drawings, the Highway Authority is satisfied that the outstanding points have primarily been addressed, with some elements to be secured via planning condition when further detailed design work has been undertaken.

As such, the Highway Authority recommends no objection to the proposed development, subject to suitably worded planning conditions covering the following elements:

- Provision of a shared use path running south of, and parallel to, Fir Tree Lane on the eastern side of the Distributor Road, providing a continuation of connection to the Bridleway.
- Final details of all of the pedestrian and cycle routes illustrated within the Movement Strategy to be provided to and agreed with the Highway Authority.

- Details and locations of all uncontrolled and controlled crossing points to be determined in accordance with emerging layouts for each Reserved Matters parcel. The form of these crossings (i.e. uncontrolled or controlled) is to be determined by the Local Planning Authority in consultation with the Highway Authority.
- To provide cycle connectivity between the cycle crossing south of the sports pitches and the Upper Acre development parcel.
- All visibility splays are to remain clear of any planting or obstructions in perpetuity.
- To determine the location of bus stops along the distributor road in consultation with the local bus operator and the Highway Authority.
- Through any future Reserved Matters application, to provide bus stops within the local centre, the exact locations of which will be determined in consultation with the local bus operator and the Highway Authority.
- Where access points to the SID have been fixed, the visibility splays are to be provided in accordance with the approved plans and maintained in perpetuity.
- The provision of final details regarding the street lighting design, drainage strategy, ground levels and materials to be agreed in consultation with the Highway Authority.
- Details of any Public Right of Way diversions to be provided to and agreed with the Highway Authority.
- Provision of a Construction Traffic Management Plan (CTMP) to be reviewed and agreed prior to commencement of development.
- Details of the school parking strategy and parent parking management.
- Parking provision associated with the sports pitches and allotments to be agreed through separate Reserved Matters applications given that they provide parking facilities for the school.

I trust that the above is clear. Should you require any clarification, please do not hesitate to contact Chris Hirst.

Yours sincerely

Ben Clifton, Strategic Transport Manager, Universal Services