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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: 25/02204/FP
HCC ref: NH/26617/2025
HCC received: 25 September 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Unit 1, Deans Yard, South Road, Baldock, Hertfordshire, SG7 6BZ

Application type

Full Application

Proposal

Full Planning Permission : Redevelopment of site to provide 9 no. dwellings following demolition of existing buildings, to include access, parking, and landscaping

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 subject to the following conditions:

Conditions:

Before development commences, unless agreed in writing by the Local Planning Authority, details of a secure cycle store for each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The cycle store shall thereafter be retained, maintained and kept available for the users of the development.

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).

Prior to the occupation/use of the development hereby permitted, the details of the vehicle access with dropped kerb and pedestrian visibility splays in accordance with HCC design guide shall be submitted to and approved in writing by the Local Planning Authority. The vehicle access with dropped kerb/crossover and pedestrian visibility splays shall be installed in accordance with the approved details prior to occupation of each of the units and permanently maintained and 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).

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Statement shall include details of:

- Access arrangements to the site.
- Traffic management requirements.
- Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas).
- Siting and details of wheel washing facilities.
- Cleaning of site entrances, site tracks and the adjacent public highway.
- Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.
- Provision of sufficient on-site parking prior to commencement of construction activities.
- Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
- 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 which must be kept within the site boundary, pedestrian routes and remaining road width for vehicle movements

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).

22 of Hertfordshire's Local Transport Plan (adopted 2018).

Prior to the first occupation/use of the development hereby permitted the car parking layout and driveway/access road shall be installed in accordance with the approved detailed plans and thereafter retained and maintained at all times at the position shown.

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).

Before development commences, unless agreed in writing by the Local Planning Authority, details of cycling parking storage, route, provision and safety in accordance with National Guidance LTN-1, SP6 and with SBC Local Plan IT5 shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The cycle parking storage and measures shall be constructed and laid out in accordance with the agreed details and completed prior to occupation of the development hereby approved and shall thereafter be retained, maintained, and kept available for the occupants of the development at all times.

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 Electric Vehicle Charging Point and associated infrastructure details forming part of the planning application submission and indicated on the approved plans shall be implemented and brought into operation prior to the occupation of any residential unit hereby approved. Thereafter the Electric Vehicle Charging Points shall be permanently retained available for use at all times.

ADVISORY NOTE

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

New or amended vehicle crossover access (section 278): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

Highways comments:

The proposed development entails demolishing the existing industrial units (classified as B2 general industry) and the car sales building accessed via existing vehicle crossover on South Road. The site will be redeveloped to provide nine residential dwellings, along with associated car and cycle parking utilising the existing vehicle access.

The proposed car parking provision is the responsibility of the LPA to determine the level and suitability of the car parking proposals; however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of the HCC HA.

The Highway Authority (HA) has reviewed the submitted Transport Statement (TS) and provides the following comments in **bold**:

- Bus stops are located within 200m on Clothall Road and 190m on South Road, offering good accessibility. **According to the HA bus stops are 400m and 150m respectively, nevertheless the HA acknowledges that the site has good accessibility to public transport.**
- Vehicular access will be via the existing 7.7m-wide crossover on South Road., comprising 8.5m dropped kerbs and transition kerbs at each end. No highway works are required. The internal access road will be a raised, shared surface. **Given the development relates to 9 dwellings the vehicle access is unnecessarily wide and will need to be reduced accordingly in accordance with HCC design guide but with a dropped kerbs with continuous footway.**
- The proposed residential use will generate fewer trips than the previous commercial use.

Acknowledged

- Shops, schools, and employment centres are accessible within a 15-minute walk or cycle.

Acknowledged

- CrashMap data confirms no recorded accidents near the site between 2019 and 2023.

Acknowledged

- Residents will move bins to a designated collection point on access road during collection days.
- Two secure cycle spaces will be provided per dwelling. **From the plans submitted the proposal involves a communal cycle shelter, such types are typically suited to flats, cycle parking should be replaced with individual storage within each dwelling's curtilage.**

Note

The Transport Statement (TS) contains inconsistencies that reduce its clarity. References to figures are misleading, for example, Figure 4.1 is a parking standards table, yet the text refers to it in the context of accident data. Additionally, while Figure 4.3 states that no accidents occurred between 2019 and 2023, the TS also claims Figure 4.1 shows one slight accident, creating confusion. Furthermore, the stated distances to nearby bus stops differ significantly from those measured and confirmed by the Highway Authority, which are highlighted in bold.

In conclusion the HA acknowledges that the proposed development is not expected to have any significant/detrimental impact on the operation and safety of the local highway network.

The HA believes that there is sufficient scope for the applicant to satisfactorily address the above requirements and therefore could be conditioned.

Recommendation:

No objection subject to the following condition:

Signed
Senober Khan

24 October 2025