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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: 26/02077/OP
HCC ref: NH/30366/2026
HCC received: 8 September 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Site Of Former Oakfields Farm , Stevenage Road, Hitchin, Hertfordshire, SG4 7JX

Application type

Outline

Proposal

Outline Application : Erection of a single dwelling and associated works, with all matters reserved except 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.

INFORMATIVES:

AN) 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.

AN) 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.

AN) 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.

AN) Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development.

The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

COMMENTS :

The Highway Authority acknowledges that this is an outline planning application for which the proposed means of access forms part of the application for consideration. Following a review of the submitted access arrangements, the Highway Authority considers that matters relating to access should be appropriately assessed at this stage rather than deferred to a subsequent reserved matters application.

In this regard, the application site is proposed to be accessed via an existing access onto Stevenage Road, which also serves the adjacent school and existing residential properties.

The key documents and policies used in assessing this application are:

1. National Planning Policy Framework (NPPF), August 2026.
2. Hertfordshire County Council's Place and Movement Planning Design Guidance (March 2024).
3. Hertfordshire County Council Local Transport Plan 4 (2018-2031).
4. Manual for Streets (MfS1, 2007).
5. North Hertfordshire Local Plan (2011-2031).

In terms of scale, the proposal comprises the construction of a single dwelling as an infill development between two existing buildings. The Highway Authority considers that the development would not generate a significant number of additional vehicle movements and is therefore unlikely to result in a severe impact on the operation or safety of the local highway network.

Having regard to the scale and nature of the proposed development, together with the existing access arrangements and the relevant transport policies and guidance, the Highway Authority does not wish to raise an objection to the application on highway grounds.

Signed

Shamsul Huda

30 September 2026