



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 25/01009/FPH
HCC ref: NH/24914/2025
HCC received: 7 May 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

36 PICKNAGE ROAD BARLEY ROYSTON SG8 8HP

Application type

Full Application

Proposal

Installation of hardstanding to front of property
together with dropped kerb and vehicle crossover onto B1039

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 recommends that permission be refused for the following reasons:

(1) If permitted, vehicular access would cause vehicle movements across footways and grass verges near a busy and important road junction with fast moving traffic and pedestrian activity generated by the nearby existing pedestrian crossing, interfering with the free flow of traffic and causing danger and inconvenience to other highway users, in violation of policies (LTP4 policies 1,5 and 6).

(2) The application site benefits from existing access that is capable of being adapted to park a car within curtilage of the application site.

COMMENTS:

Key policy documents used to assess the applications are.

The key documents used to assess the application are.

- National Planning Policy Framework (Dec 2024).
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]

- HCC's Place & Movement Planning Design Guidance adopted in March 2024
- Manual For Street (MfS1 2007)
- North Herts Local Planning policy [2011-2031]
- HCC's Dropped Policy -May 2024

The proposal includes the construction of hardstanding in front of the property and the formation of a Vehicle Cross Over (VXO) from Picknag Road. Picknag Road is designated as a numbered classified road (B1039) with a speed limit of 30mph. This route also fits within the Inter-urban route (P1/M2) category, according to the HCC's Place and Movement Matrix.

The plan to build an additional Vehicle Cross Over (VXO) as illustrated on the drawings (Ref-CA-03507/2) will not be acceptable owing to highway safety concerns. The proposal is against HCC's Dropped Kerb policy, which states that- *"We do not provide second dropped kerbs. This is because every access point on a property is a potential point of conflict between people and cars. Access points are limited to one per property. If you currently have use of a driveway and/or garage with associated dropped kerb on or immediately next to your property you will be deemed to have an existing dropped kerb"*

Therefore, taking all of this into consideration, refusal is recommended due to the above mentioned reasons.

Signed

Shamsul Huda

21 May 2025