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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: 25/00461/FP
HCC ref: NH/24324/2025
HCC received: 25 April 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

West Lane Farm , West Lane, Pirton, Hertfordshire, SG5 3QP

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Replacement entrance gates and formation of permeable concrete bell mouth entrance way off Holwell Road, with timber post and rail fencing on either side of entrance way

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:

CON1) Prior to the first use hereby permitted the vehicular access improvements, as indicated on drawing Ref (Proposed Entrance Detail) shall be completed and thereafter retained in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure construction of a satisfactory access and in the interests of highway safety, traffic movement and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

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.

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) 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) Works within the highway (section 278): The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

COMMENTS

The proposals are for AMENDED PROPOSAL for Full Planning Permission: Replacement entrance gates and formation of permeable concrete bell mouth entrance way off Holwell Road, with timber post and rail fencing on either side of entrance way.

Context:

West Lane is an unclassified local access road and provides a local access function in the road hierarchy West Lane is highway maintainable at public expense. A 60mph speed limit applies. on HCC's Place and Movement network West Lane is classed as P1/M1 (E.g. Rural Lane). No reportable highway accidents recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the PRow map) directly affects the site or would be affected by the proposal. The county council considers West Lane to be a traffic sensitive road.

Policy Review:

The key documents used to assess the application are

- Manual for Streets 2007
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]

- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Proposed Entrance Site Plan, Existing BNG Site Plan, Proposed Entrance Detail, Proposed BNG Site Plan, Existing Entrance Site Plan, and Planning Statement.

ACCESS / VISIBILITY

Section 5.3 of the Planning Statement states:

The site of the proposed entrance has been carefully considered by way of it being located on a long straight part of Holwell Road all of which is not subject to undulations and hence offers extensive visibility splays to both the north and south in addition to the roadway not being hindered by parked cars.

5.8 of the Planning Statement states:

The proposed entrance will remove most of the agricultural traffic from having to travel along West Lane in order to access the farm and hence there will be a positive impact upon the neighbouring residents in terms of alleviating traffic and thereby traffic noise.

The Highway Authority accept the above reasons for the replacement / upgrade of the existing gated access. Furthermore, the visibility splays exceed the requirement for a 60mph limit.

The applicant will need to enter into a Section 278 agreement (see informative above). Please be aware there may be need for traffic management on West Lane.

CONCLUSION

HCC as Highway Authority has considered the proposal and concludes that it would not give rise to an unacceptable impact on the safety or operation of the surrounding highway. It raises no objections but recommends the inclusion of the above condition and highway informatives / advisory notes.

Signed
Paul Marshall

1 May 2025