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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: 26/00109/FP
HCC ref: NH/28000/2026
HCC received: 20 February 2026
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

11 Kingswood Avenue, Hitchin, Hertfordshire, SG4 0PA

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Erection of one self-build detached dwelling following demolition of the existing semi-detached dwelling including amenity space, landscaping, parking and widening of existing vehicular access/driveway

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:

CON 1) No development shall commence until a **Demolition & Construction Management Plan** (CMP) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The CMP would need to include details of:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements;
- d. Construction and storage compounds (including areas designated for car parking);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities, including delivery times and removal of waste, and to avoid peak traffic times.

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).

CON 2) New or amended vehicle crossover access: Prior to the first use of the development hereby permitted, the proposed widening of the vehicle crossover (VXO) shall be completed in accordance with highway standards and will only extend to a maximum of 5.4m (equating to four dropped kerbs and two ramped kerbs). Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises in accordance with Policy 5 (Development Management) of Hertfordshire's Local Transport Plan (adopted 2018).

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

AN1) 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.

AN2) 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.

AN3) 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.

AN4) New or amended vehicle crossover access (section 184): Where works are required within the public highway to facilitate a new or amended vehicular access, the Highway Authority requires 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.

COMMENTS

Site

Kingswood Avenue is an unclassified road (U) having a local access function in the road hierarchy. In Hertfordshire's Place & Movement Network it is designated P2/M1 (e.g. Residential Street). The speed limit is 30 mph and there has been a cluster of five slight collisions during a rolling 5-year period at the nearby junction with Willian Road.

Policy Review:

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (December 2024)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 (2018-2031, May 2018)
- HCC's Place & Movement Planning & Design Guidance (adopted in March 2024)
- HCC Residential Dropped Kerbs Policy (September 2025)

Drawings

The Highway Authority notes the submission of documents to support the proposal, including Drawing Nos D01 (Location and Existing & Proposed Block Plan), D03 (Proposed Ground Floor Plan), D09 (Proposed Elevations) and a Planning Design and Access Statement.

HIGHWAY IMPACTS

Access

Drawing No. HD235506 D01 Rev09 shows the existing access widened to 3.6m (the equivalent of four flat kerbs) in accordance with HCC's Residential Dropped Kerbs Policy. This work will have to be undertaken by agreement with the Highway Authority as detailed above in Condition 2 and Advisory Note 4. The applicant should clarify any requirement to provide and maintain access to the adjacent utility site.

Parking

The LPA as parking authority will determine whether the proposed level of parking is appropriate for the nature of the development and its location, including any requirement for secure cycle storage. Research presented within MfS (8.3.40) suggests that more than half of garages are used for purposes other than the parking of a private vehicle. The loss of a garage may not necessarily result in the loss of an effective parking space for a car. The parking bays should comply with the standards set out in HCC's P&MP&DG 4.6.11&12. Details of the electric vehicle charger should be included in the final working drawings to ensure it does not encroach on the required vehicle parking space.

Emergency Vehicle Access

The location satisfies the requirement under MfS 6.7.2 that fire appliances must be able to get within 45 meters of the property in an emergency.

Refuse & Recycling

The proposals for waste disposal and recycling satisfy the requirements under MfS 6.8.9: that residents should not be required to carry waste more than 30m, and that collection vehicles must be able to get within 25m of the kerbside/bin collection point.

CONCLUSION

Subject to the Conditions and Informatives listed above, the Highway Authority considers that the proposal would not materially affect the safety and operation of the wider public highway network and therefore does not wish to restrict the grant of permission.

Signed

Geoff McMahon

5 March 2026