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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: 25/00949/FP
HCC ref: NH/24780/2025
HCC received: 18 June 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

LAND BETWEEN SHANGRILA AND TODDS CORNER STEVENAGE ROAD TODDS GREEN
STEVENAGE SG1 2JE

Application type

Full Application

Proposal

AMENDED PROPOSAL

Erection of two detached dwellings with private gardens
including landscaping, parking and widening of existing vehicular access off
Stevenage Road.

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:

CONDITION:

Prior to the first occupation of the development hereby permitted, the following works shall be fully implemented and completed in accordance with the approved plans (Drawing Refs: ST-3849-700 and TM/TG/010/Revision A):

- The proposed vehicular access arrangement,
- Visibility splays,
- Associated footway connections, and
- The relocation of existing road signage and lighting column.

All works shall be carried out in accordance with the highway design standards set out in Roads in Hertfordshire: A Design Guide. Provision shall also be made to ensure that surface water drainage is intercepted and disposed of separately, so that it does not discharge onto or from the highway

carriageway. These works shall thereafter be retained and maintained for the lifetime of the development.

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).

INFORMATIVE:

AN) Extent of Highway: Information on obtaining the extent of public highway around the site can be obtained from the HCC website: www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx

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) 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) 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.

COMMENT:

Following the highway comments issued on 14 May 2025, the applicant has submitted revised and improved access arrangement plans in support of the proposed development.

The proposal involves the construction of two detached dwellings, each with private gardens and on-site parking, along with modifications to the existing access from Stevenage Road. According to Hertfordshire County Council's Place & Movement Planning Design Guide (March 2024), Stevenage Road is classified as an inter-urban route (P1/M2), with a posted speed limit of 30 mph.

A revised Technical Note has also been submitted, which addresses all previously raised highway concerns. The Highway Authority acknowledges the improvements made and considers the revised access arrangements to be acceptable in principle, subject to detailed design and implementation through a Section 278 agreement.

The submitted additional drawing (Ref: Means of Access Plan, ST-3849-700) illustrates the revised access arrangement for the site. It is noted that the existing vehicular access will be modified to a vehicular crossover (VXO), with improved visibility splays in both directions. These improvements will be achieved by relocating existing road signage and a lighting column currently obstructing sightlines.

In addition, the proposal includes the provision of new footway links to connect the site directly with the existing pedestrian infrastructure along Stevenage Road. These enhancements are welcomed as they support improved pedestrian connectivity and contribute to the promotion of active travel in line with current policy objectives.

The Highway Authority considers that the revised access arrangement, in the form of a vehicular crossover (VXO), is sufficient to serve the proposed two dwellings and is therefore acceptable in principle. However, to ensure the delivery of the agreed access design, it is recommended that a planning condition be imposed requiring the access to be constructed and made fully operational prior to the first occupation of the development.

The applicant is also advised that any works within the public highway must be carried out under a Section 278 agreement with the Highway Authority. Please refer to the attached informative for further guidance on this process.

In terms of trip generation, the Highway Authority acknowledges that the proposed development is small in scale and will not result in a significant increase in vehicle movements. As such, it is not expected to have an unacceptable impact on the local highway network.

Conclusion:

The Highway Authority raises no objection to the proposed development, subject to the inclusion of the recommended condition and informative.

Signed

Shamsul Huda

2 July 2025