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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: 26/01503/FPH
HCC ref: NH/29621/2026
HCC received: 8 September 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

17 Hodwell, Ashwell, Baldock, Hertfordshire, SG7 5QQ

Application type

Full Application

Proposal

AMENDED PROPOSAL
ADDITIONAL INFORMATION

Full Permission Householder : Two storey side/rear extension and single storey side extension following demolition of existing arage/workshop and removal of chimney. Covered front porch and alterations to fenestration. Installation of vehicular and pedestrian gates, brick piers, brick boundary walls and timber fencing. Erection of detached shed, external rendering and cladding. Soft and hard landscaping works

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) Notwithstanding the details shown on the approved plans, no gates, gate piers, walls, fences or other means of enclosure associated with the site access shall be erected until details of the access arrangement, including visibility splays and the position, height and opening arrangement of the gates and gate piers, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved visibility splays shall be provided prior to the first use of the gates and thereafter permanently retained free from obstruction.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

COND2) No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template.

Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Method Statement shall include details of:

Access arrangements to the site.

Traffic management requirements.

Construction and storage compounds

Cleaning of site entrances, site tracks and the adjacent public highway.

Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.

Post construction restoration/reinstatement of the working areas and temporary access to the public highway.

Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding which must be kept within the site boundary, pedestrian routes and remaining road width for vehicle movements

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).

INFORMATIVES

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.

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 website:

<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 public highway land: 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 website:

<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) Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

AN5) 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 require 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.

AN6) Gravel / shingle driveways: Where loose gravel or shingle is used, a suitable measure to prevent material spilling onto the road/footpath/verge must be installed. It is an offence under section 148 of the Highways Act 1980 to deposit debris onto the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Further information is available by telephoning 0300 1234047

COMMENTS

The proposal seeks full householder planning permission for a two-storey side and rear extension and a single-storey side extension following the demolition of the existing garage/workshop and removal of the chimney. The development also includes a covered front porch, alterations to fenestration, installation of vehicular and pedestrian gates, brick piers, boundary walls and timber fencing, erection of a detached shed, external rendering and cladding, together with associated soft and hard landscaping works.

The Highway Authority has previously provided comments on a materially identical application. The current proposal remains unchanged in all respects, with the exception of the submitted drawing numbers. Accordingly, the Highway Authority's previous comments remain applicable and are repeated below:

Context:

Hodwell is an unclassified local access road and provides a local access function in the road hierarchy. Hodwell is highway maintainable at public expense. A 20mph speed limit applies. On Hertfordshire County Council's Place and Movement network, Hodwell is classed as P2/M1 (Residential Street). 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 Public Rights of Way Map) directly affects the site or would be affected by the proposal. The county council considers Hodwell not 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, May 2018]
- Cycle Infrastructure Design Guidance (Department for Transport Local Transport Note July 2020)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has no previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: L01 Rev B, L02 Rev A, L03 Rev C, and Design and Access/Heritage Statement. (DAHS)

PROPOSED DEVELOPMENT: Section 5 of the DAHS states:

'The existing vehicular and pedestrian access off Hodwell is to remain in the same location. Replacement black metal five bar vehicle and pedestrian gates are proposed between new brickwork piers and boundary walls as illustrated on the submitted drawings. The new gate width will be enlarged slightly to improve vehicular access into the site'

Drawing Ref-(01) Rev B) illustrates the access with new pillars and new gates enlarged slightly. There are no existing drawings to compare against. However, the gates are acceptable. As they are existing, the Highway Authority cannot require them to be set back 6m from the back edge of the carriageway, which is the standard.

VISIBILITY

In respect of the proposed gates, brick piers and boundary walls, the Highway Authority would not recommend refusal on the basis of the information currently submitted. The proposal relates to the retention of the existing vehicular access in its current location, with replacement gates and associated boundary treatments rather than the formation of a new access. The principal highway consideration is therefore whether adequate visibility can be achieved and maintained at the site access.

For the Highway Authority to be satisfied regarding the exact position, height or design of the proposed gates, piers and walls, these matters will be addressed by way of a planning condition requiring the submission and approval of detailed visibility splay drawings prior to installation. Please see Condition 1 above.

PARKING

The LPA shall be responsible for assessing the proposed development against local parking standards and to satisfy for itself that any level of parking it requires can be achieved within the boundary of the site and not overhang the highway, including the highway footway / grass verge / vehicle crossover. The Highway Authority would observe drawing Ref-(L-02 Rev A) illustrates parking for three vehicles with space to turn around and exit in a forward gear.

EMERGENCY VEHICLE ACCESS

Consistent with the National Planning Policy Framework (2023), paragraph 116 (d), applications for development should allow for access by emergency vehicles. Guidance is set out in Manual for Streets (MfS) (6.7.2). HCC's Place and Movement Planning Design Guide (P&MPDG) (Part 2 Chapter 4). Requirements are set out in the Building Regulations: Fire Safety Approved Document B, Vol 1, Dwellings, 2010 (as subsequently amended). Access for a pumping appliance should be provided to within 45m of a single dwelling house (and within 45m of all points within the dwelling house). As far as it can be reasonably ascertained from submitted plans, the proposed development would be within the recommended emergency vehicle access distance from the highway.

ACCESS FOR REFUSE VEHICLES

The proposal will not affect existing access arrangements for kerbside collection.

Refuse vehicles must be able to stop within a maximum carry distance of 25m from a bin collection point (Manual for Streets, 6.8.9). Residents should not be required to carry waste more than 30m to a storage point (Manual for Streets, 6.8.9).

CONSTRUCTION METHOD STATEMENT

It is important that a CMS is provided considering the nature and narrowness of Hodwell. The statement must have or be shown as a drawing of the construction site and the dedicated areas within. These should include but not limited to, construction parking area, wheel washing, and storage area. Please see Condition 2 above.

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 conditions and highway informative / advisory notes.

<https://www.hertfordshire.gov.uk/services/Highways-roads-and-pavements/Changes-to-your-road/Dropped-kerbs/Dropped-kerbs.aspx>

Signed
Paul Marshall

14 September 2026