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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: 25/00872/FP
HCC ref: NH/24704/2025
HCC received: 17 April 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

1 THE DRIVE BLACKMORE END ST. ALBANS AL4 8LE

Application type

Full Application

Proposal

Erection of self-build detached dwelling and associated external works to include pedestrian/vehicular access to the highway.

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:

Before commencement of the development, additional plans must be submitted and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the provision of VXO off Kimpton Road, visibilities and pedestrian link to the existing bus stop and all these works shall be completed prior to first occupation of the development hereby permitted. 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: To ensure residents and visitors of the development have the realistic option of travelling by local bus routes, and not a reliance on the private motorcar, in accordance with paragraphs 115 – 117 of the NPPF (December 2024)

INFORMATIVE:

AN) 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.

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.

COMMENTS:

The key documents used to assess the application are

- National Planning Policy Framework (Dec 2024).
- HCC's Place & Movement Planning Design Guidance adopted in March 2024
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May 2018]
- HCC's Dropped Kerb Policy May -2024
- Manual For Street (MfS1 2007)
- North Herts Local Planning policy [2011-2031]

The proposal includes to construct a 4-bed detached dwelling onto lands adjacent to 1 The Drive. It also proposes to create vehicular access off Kimpton Road which is an unnumbered classified road type -C. Kimpton Road is classified as a residential street (P2/M1) in the HCC's Place & Movement Planning Design Guide and speed limit is restricted to 30mph.

Considering only one dwelling, the proposed access arrangement (Bellmouth) as shown on the drawing (Ref- 578-PL03) is far from ideal. The HCC's new Place & Movement Planning Design Guide (P&MPDG Marc 2024) says that "A vehicle crossover is suitable on P&M category P2/M1, P3/M1

and P3/M2 streets for up to 2,000 Passenger Car Units (PCU) per day on the entry arm” (Ref- Part3 Chapter 9 Para 3.2).

Therefore, the above condition is recommended to make sure that a Vehicle Cross Over (VXO) is created to serve the only dwelling and a pedestrian link is provided ease of pedestrian movement between the site and the existing bus stop located to corner of application site.

Tacking all into account, the highway authority consider that the development is small in scale and will not have significant impact to local highway network. Hence no objection is offered subject to the aforesaid condition and informative.

Signed

Shamsul Huda

11 June 2025