



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 26/00676/FP
HCC ref: NH/28693/2026
HCC received: 31 March 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land South Of 35, Ashwell Street, Ashwell, Hertfordshire, SG7 5QR

Application type

Full Application

Proposal

Full Planning Permission : Erection of single self-build dwelling house with detached garage and swimming pool

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) No development shall commence until a Construction Vehicle Routing Plan has been submitted to and approved in writing by the Local Planning Authority. This must include any route using the A505 illustrating vehicles turning left in and left out when entering or leaving via the A505. No vehicles are to use the central reservation crossing point.

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 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.

COMMENTS

The proposals are for the erection of single self-build dwelling house with detached garage and swimming pool.

Context:

Private Road: The Highway Authority is limited in the extent to which it is able to comment on the application, as the site takes its access from a private road and the Highway Authority has no jurisdiction over it. However, as a responsible authority consideration has been given to any potential highway safety concerns or other highway/access related matters.

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 no previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers:

178 OS 00 rev D LOCATION PLAN
178 SVY 01 rev D SITE PLAN AS EXISTING
178 SKD 01 rev D SITE PLAN AS PROPOSED
178 SKD 02 rev D BLOCK PLAN AS PROPOSED
178 SKD 03 rev D SITE SECTIONS AS PROPOSED
178 SKD 05 rev D FLOOR PLANS AS PROPOSED
178 SKD 06 rev D FLOOR PLANS AS PROPOSED
178 SKD 07 rev D FLOOR PLANS AS PROPOSED
178 SKD 10 rev D ELEVATIONS AS PROPOSED
178 SKD 11 rev D ELEVATIONS AS PROPOSED

178 SKD 20 rev D SECTIONS AS PROPOSED

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 that there are no parking issues.

ACCESS

The access to the site is from Scarp Close which is a private access road. The proposed dwelling is approx. 1100m into the site.

CONSTRUCTION VEHICLE ROUTING PLAN (CVRP)

It is important that a CVRP is provided considering the nature of the development in terms of spoil and construction materials being delivered. The plan must show the route for construction vehicles entering and leaving the site. It is likely construction vehicles will use the A505. It is important to understand the significance of accidents at the junctions with Station Road and Kingsland Way with the A505. Construction vehicles if using the A505 must turn left in and left out not across the central reservation. There have been 8 accidents at each of these junctions in a rolling 5-year period. Please see Condition 1 above.

CONCLUSION

Should the LPA be minded to approve the application please note the above conditions and informatives. This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission.

Signed

Paul Marshall

20 April 2026