



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: 26/01992/FP
HCC ref: NH/30169/2026
HCC received: 21 August 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Broad Fields, Station Road, Ashwell, Baldock, SG7 5RJ

Application type

Full Application

Proposal

Full Planning Permission : Erection of one detached four-bedroom dwelling and widening of existing vehicular access following demolition of existing garage

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.

INFORMATIVES

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

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) Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development.

The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

COMMENTS:

Key documents and policy use to assess the application are.

1. National Planning Policy Framework (August 2026).
2. HCC's Place & Movement Planning Design Guidance adopted in March 2024
3. Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
4. Manual For Street (MfS1 2007)
5. North Herts Local Planning policy [2011-2031]

This application seeks the views of the Highway Authority regarding the proposed development to construct a four-bed dwelling.

The application site is accessed via an existing access from Station Road, which is an unnumbered classified road type-C and is maintained by the Highway Authority. It provides local access services(L2) to the highway network; Paragraph 9 of the submitted Design and Access Statement-DAS confirms that no alterations to the existing site access are proposed. Vehicle parking will be accommodated within the site, with ample parking available across the wider premises.

Taking all relevant matters into account, the Highway Authority notes that the site is in a relatively remote location. However, given the nature and scale of the development in connection with the current uses, the Highway Authority considers that additional one dwelling will not generate significant number of trips in the vicinity and hence raises no objection to the proposal subject to above mentioned

Signed

Shamsul Huda

11 September 2026

