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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: 26/02039/FP
HCC ref: NH/30322/2026
HCC received: 4 September 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

77 Park Lane, Old Knebworth, Knebworth, Hertfordshire, SG3 6PP

Application type

Full Application

Proposal

Full Planning Permission : Erection of one detached three-bedroom dwelling including detached double garage with Air Source Heat Pump and soft and hard landscaping works following demolition of existing detached structures

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 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, including designated areas for parking, loading/unloading, and turning
- Location and details of wheel washing facilities
- Cleaning of site entrances, tracks, and adjacent public highways

- Timing of construction activities, including delivery and waste removal, with consideration to avoid school pick-up/drop-off times
- Provision of sufficient on-site parking prior to the commencement of construction
- Post-construction restoration and reinstatement of working areas and temporary highway access
- A site layout plan for any works extending beyond the site boundary, showing hoarding limits, 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).

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.

AN3) 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.

AN4) 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.

COMMENTS

The proposals are for Full Planning Permission: Erection of one detached three-bedroom dwelling including detached double garage with Air Source Heat Pump and soft and hard landscaping works following demolition of existing detached structures

Policy Review:

The key documents used to assess the application are

- Manual for Streets 2007
- National Planning Policy Framework (Aug 2026)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)
- Hertfordshire County Council's' Place & Movement Planning Design Guidance (P&MPDG) (adopted in March 2024)

PLANNING HISTORY

The application site has previous planning history

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: PL01, PL02, PL03, PL04, PL05 & PL06, and design and planning statements

CYCLE PARKING /STORAGE

'Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) recommends for cycle parking storage should be 2m (1.8m is acceptable) in length by 0.3m space between cycles. There should be parking for 1 cycle per dwelling. Outside cycle parking should be covered and lockable. The provision of well-located, safe and secure cycle parking for residents and visitors is a key factor in encouraging people to cycle as an alternative to using the private car. The garage as shown on drawing PL03 is approx. 6.2m x 7m and would adequately accommodate storage of two cycles.

CONNECTIVITY AND ACCESSIBILITY

The Department for Transport Connectivity Tool indicates that the site has relatively limited accessibility by sustainable transport modes when compared against national averages. However, this must be considered in the context of the proposal, which relates to an existing site served by an established access onto the public highway network. The proposal is not expected to materially alter travel patterns or generate a significant increase in trips beyond the lawful use of the site. Whilst opportunities for travel by walking, cycling and public transport are comparatively limited, the site's accessibility characteristics are an existing constraint of the location and are not materially affected by the proposed development. Accordingly, no highway objection is raised on connectivity or accessibility grounds

PARKING

The proposals include a large parking area in front of the dwelling which will accommodate 2-3 vehicles and allow access and egress in a forward gear. See drawing Ref-(PL06)

GARAGE

The internal dimensions for the proposed garage as shown on Drawing Ref-(PL03) illustrate 7m x 6.2m. This is in line with P&MPDG Part 2 Chapter 4 14.8.

ACCESS

Planning Statement 5.3.3. states: "The proposal utilises the existing vehicular access". The Highway Authority are satisfied the current access can safely serve the proposed development.

VISIBILITY

The vehicle-to-vehicle inter-visibility and pedestrian visibility have an acceptable level of vehicle-to-vehicle inter-visibility and accords with the principles found in Manual for Streets. (MfS 2007) (Reference: Visibility along the street edge, Manual for Streets, Section 7.8.3, Page 94).

EMERGENCY 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.

REFUSE / RECYCLING

Access for Refuse Vehicles: The proposal will not affect existing access arrangements for kerbside collection.

CONCLUSION

Subject to the above condition 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

11 September 2026