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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: 25/01836/FP
HCC ref: NH/26161/2025
HCC received: 20 August 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land Adjacent To 16, Betjeman Road, Royston, Hertfordshire, SG8 5UP

Application type

Full Application

Proposal

Full Planning Permission : Erection of one self-build detached 1-bed bungalow including vehicular and pedestrian access

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) Prior to the first use of the development hereby permitted the vehicular access shall be completed and thereafter retained as shown on drawing number (01 Rev B) and approved in writing by the Local Planning Authority in consultation with the highway authority.
Prior to use appropriate arrangements shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

CON2) No development shall commence until a Construction Management 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 Management Statement shall include details of:

Access arrangements to the site.

Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas).

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.

Show how contractor parking will not inconvenience local residents parking prior to commencement of construction activities.

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).

CON3) Prior to the first occupation of the development hereby permitted the proposed cycle parking shall be implemented in accordance with the approved drawing number (01Rev B) and retained thereafter available for that specific use.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 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) 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) 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.

COMMENTS

The proposals are for Erection of one self-build detached 1-bed bungalow including vehicular and pedestrian access.

Context:

Betjeman Road is an unclassified local access road that serves a residential function within the road hierarchy. It is highway maintainable at public expense and subject to a 30-mph speed limit. According to Hertfordshire County Council's Place and Movement network, Betjeman Road is designated as P2/M1, indicating its role as a residential street. There have been no reportable highway accidents within the immediate vicinity of the application site over the past five years. Additionally, there are no Public Rights of Way—based on the Public Rights of Way Map—that directly affect or would be impacted by the proposed development. The County Council also confirms that Betjeman Road is not considered a traffic-sensitive road

Policy Review:

The key documents used to assess the application are

- Manual for Streets Chapter 7 (A design Guide 2007)
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- 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 previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: 01 Rev B and Design & Access & Statement.

ACCESSIBILITY

Cycle Parking Provision – Design Guidance

In line with the Department for Transport's Cycle Infrastructure Design (Local Transport Note 1/20, July 2020), cycle parking should meet the following minimum standards:

- Dimensions: Each cycle parking space should be 0.65 metres in length (1.8 metres is acceptable) with a minimum spacing of 0.3 metres between cycles.
- Provision: A minimum of one cycle parking space should be provided per dwelling.
- Design: External cycle parking must be both covered and lockable to ensure security and weather protection.

The provision of safe, secure, and conveniently located cycle parking for both residents and visitors plays a vital role in encouraging cycling as a practical alternative to car use. This principle is illustrated on drawing (01 Rev B) Please see Condition 3

PARKING

It should be noted that car parking provision and layout is the responsibility of the Local Planning Authority to determine the level and suitability of the car parking proposals, however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of the Highway Authority.

ACCESS

Drawing Ref - (01 B) also illustrates a proposed dropped kerb. This is in line with Hertfordshire County Council's Residential Dropped Kerb Policy which states:

For a new dropped kerb, you will get a maximum of 4 flat kerbs (3.6m). You will also get one or two ramped kerbs depending on your property. We will not install any more than 4 flat kerbs for a single property. Please see Condition 1 above.

VISIBILITY

The vehicle and pedestrian visibility is adequate for the development.

EMERGENCY ACCESS

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance with MfS 6.7.2)

REFUSE / RECYCLING

The proposals for recycling bin storage must be in line with Manual for Streets MfS 6.8.9 residents should not be required to carry waste more than 30m and be within 25m of the kerbside/bin collection point.

CONSTRUCTION METHOD STATEMENT (CMS)

It is important that a CMS is provided considering the nature of the surrounding residential area including parking restrictions. 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. See Condition 2 above.

CONCLUSION

Should the Local Planning Authority be minded to approve the application, it is requested that the above conditions and informatives be taken into account. The scale of the proposed development is not anticipated to result in a significant increase in vehicle movements that would cause demonstrable harm to the operation of the highway network in terms of free flow or capacity. As such, the Highway Authority raises no objection and would not seek to restrict the granting of planning permission

Signed

Paul Marshall

1 September 2025