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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: 26/00474/FP
HCC ref: NH/28445/2026
HCC received: 10 March 2026
Area manager: Manjinder Sehmi
Case officer: May Mon

Location

Land South Of Flint House, North End, Kelshall, Hertfordshire, SG8 9SD

Application type

Full Application

Proposal

Full Planning Permission : Erection of one detached self-build dwelling and detached outbuilding to provide double garage and ancillary annexe including soft and hard landscaping, entrance gates and alterations to existing vehicular 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:

HIGHWAYS CONDITIONS

CON1) Prior to the first occupation hereby permitted the vehicular access improvements, as indicated on drawing number 2400880-ACE-01-00-DR-C-0001 shall be completed and thereafter retained in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure construction of a satisfactory access and in the interests of highway safety, traffic movement and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

CON2) Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved drawing number

(2400880-ACE-01-00-DR-C-0001). The splay shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

CON3) Prior to first occupation of the development the access road shall be of a bound material for the first 5m into the site to prevent material spilling onto the road.

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

HIGHWAYS INFORMATIVES

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 website

<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 public highway land: 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 website:

<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.

COMMENTS

Relevant Planning History: The site has an earlier planning application (ref. 24/01611/FP). The Highway Authority recommended approval subject to conditions, and the Local Planning Authority subsequently granted permission with conditions.

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]
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

Context: North End is a class C local access road and is highway maintainable at public expense. A 30mph speed limit applies. On HCC place and movement network, it is classed as P2/M1 (Residential Street). No reported accidents recorded within the vicinity of the application site (5-year rolling).

Access: Alteration to existing vehicular access is proposed to and from the public highways. This is demonstrated on the Proposed Access Plan (Drawing No. 2400880-ACE-01-00-DR-C-0001). A previous speed survey was undertaken by the applicant to support the reduced visibility splays. However, the survey report has not been submitted with the current application.

Trip Generation: The additional habitable space to be created as a result of the proposed development is unlikely to result in a material increase in vehicle trips to and from the site and no significant impact on the operation of the highway network is identified in this respect.

Emergency Vehicle 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 Collection: 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.

CONCLUSION

HCC as Highway Authority has considered the proposal and concludes that it would not give rise to an unacceptable impact on the safety or operation of the surrounding highway. It raises no objections but recommends the inclusion of the above conditions and highway informative/advisory notes.

Signed
May Mon

25 March 2026