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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: 25/02064/OP
HCC ref: NH/26487/2025
HCC received: 16 March 2026
Area manager: Manjinder Sehmi
Case officer: Samuel Tearle

Location

Land Adjacent To 10, Hambridge Way, Pirton, Hertfordshire,

Application type

Outline

Proposal

ADDITIONAL INFORMATION

Outline Application : Erection of up to 50 dwellings including affordable housing, together with amenity space, landscaping and all associated infrastructure and works (all matters reserved except means of 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:

Condition 01: Highway Improvements – Off-site

Part A Design Approval: Notwithstanding the details indicated on the submitted drawings, no on-site works prior to occupation shall commence until a detailed scheme for the off-site highway improvement works and accesses (including those from the site to the PRow network) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority, as indicated on:

- Concept / Parameters Plan (Drawing No. 22130 (D) 015 Rev D, dated 27/08/2025);
 - Proposed Access Road Extension (Drawing No. 2210-050 PL01 Rev A, dated 17/11/2025);
 - Proposed Hambridge Way Emergency Access (Drawing No. 2210-050 PL02 Rev A, dated 18/11/2025);
 - Proposed Pedestrian and Cycle Access (Drawing No. 2210-050 PL04 Rev -, dated 20/11/2025);
- and

- Proposed Hambridge Way Junction Improvements (Drawing No. 2210-050 PL03 Rev B, dated 16/02/2026).

Part B Implementation / Construction: Prior to the first use of the development hereby permitted, the improvement works referred to in part A of this condition shall be completed in accordance with the approved details.

Reason: To ensure construction of a satisfactory development and that the highway improvement works are designed to an appropriate standard in the interest of highway safety and amenity and in accordance with Policy 5, 13 and 21 of Hertfordshire's Local Transport Plan (adopted 2018).

Condition 02: Reserved Matters Design Code

The hereby approved development must incorporate and demonstrate the following at the Reserved Matters Stage:

- Cycle Parking at a minimum ratio of 1 space per bedroom for each dwelling;
- EV Charging points in line with Building Regulations Part S;
- An on-site layout that encourages residents to access the active travel connections onto Hambridge Way, Walnut Tree Road; and
- Details of the surfacing and width of on-site connections that will join the PRoW network to the north (Bridleway 21), south (PRoW 5) and east (PRoW 13) of the site boundary.

Reason: To support and encourage sustainable travel in accordance with Policies 1 & 5 of Hertfordshire's Local Transport Plan.

Condition 03: Construction Management Plan

No development shall commence until a Construction Management Plan 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 Plan shall include details of:

- a. Construction vehicle numbers, type, routing during construction with the Plan to also specifically address requirements during the remediation works and anticipated HGV numbers;
- b. Access arrangements to / from the site including management of HGVs and how they will be managed to and from the site from key routes A roads;
- c. Traffic management requirements including robust procedures to warn pedestrians and cyclists of construction on-site and warn oncoming vehicles approaching the site;
- d. Construction and storage compounds (including areas designated for car parking, loading unloading and turning areas);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway, which must be rigorously carried out to ensure there is no debris on the local highway;
- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- h. Provision of sufficient on-site parking prior to commencement of construction activities;
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j. 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, pedestrian routes and remaining road width for vehicle movements; and
- k. Phasing Plan.

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).

Condition 04: Travel Plan Statement – Requested Prior to Use

At least 3 months prior to the first occupation of the approved development a detailed Travel Plan Statement for the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. The approved Travel Plan Statement shall be implemented in accordance with the timetable and target contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority in consultation with the Highway Authority as part of the annual review.

Reason: To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policies 3, 5, 7, 8, 9 and 10 of Hertfordshire's Local Transport Plan (adopted 2018).

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:

AN1) 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.

AN2) 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.

AN3) Works within the highway (section 278): The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

AN4) 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>

AN5) The Public Right of Way(s) should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. Safe passage past the site should be maintained at all times for the public using this route. The condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overspills of cement & concrete) should be made good by the applicant to the satisfaction of the Highway Authority. No materials shall be stored or left on the Highway including Highway verges. If the above conditions cannot reasonably be achieved, then a Temporary Traffic Regulation Order (TTRO) would be required to close the affected route and divert users for any periods necessary to allow works to proceed, for which a fee would be payable to Hertfordshire County Council. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rights-of-way/rights-of-way.aspx> or by contacting Rights of Way, Hertfordshire County Council on 0300 123 4047.

Planning Obligations and Agreements

S106 (Town & Country Planning Act 1990)

It is acknowledged that Pirton is not of a size to be 'self-contained' in terms of facilities and amenities, as highlighted by the poor DfT connectivity score of 32. Therefore in order to make the Site acceptable in planning terms (NPPF, DfT Decarbonisation Plan, DfT Gear Change, HCC LTP) and offer future occupants realistic and suitable opportunities to travel sustainably for medium distance trips (and thus reduce car dependency), bus service contributions are sought. The bus service contributions fall within Strand 1 of the HCC Highways Planning Obligations Toolkit and require contributions of £307k over a five-year period. At present, this contribution will link to service Bus Service 89 (HenlowCamp–Hitchin via Pirton), however, this will not be limited to this service due to the changes in bus franchising / operators and a stand alone service may be required., or contributions towards Herts Lynx on demand bookable bus service <https://www.intalink.org.uk/hertsynx>

Under Strand 2 of the HCC Highways Planning Obligations Schedule, contributions are sought for the delivery of active travel infrastructure. This is essential in order for the development to enable active travel trips in the area, with a focus on enhancing cycle connections (an area which the applicant has been unable to demonstrate and deliver a scheme which meets NPPF para 116 a & c). Under Strand 2 of the schedule, contributions of £9,861 per dwelling are required, which equates to a total of £493,050. This will be used for schemes including, but not limited to Improvements to LCWIP routes, specifically High Street and a scheme of PROW improvements to Hitchin where most major facilities and amenities are located, including Hambridge Way (PROW 21) and enhancements as far as Bedford Road, Bedford Road active travel scheme, PIRTON 006 / ICKLEFORD 019 (bridleway to the junction with Westmill Lane), PIRTON 005 (footpath along Westmill Lane),

HITCHIN 001 (restricted byway along Westmill Lane), HITCHIN UCR1 (unclassified road along Westmill Lane to the settlement edge of Hitchin). Additionally contributions will be used for bus stop upgrades.

These contributions and works are fundamental to mitigate the development's impact, support sustainable travel, and ensure compliance with national and local policy objectives.

S278 (Highways Act 1980)

A Section 278 agreement will be required between the applicant and HCC. Details of the S278 process is stated above in Informative AN3.

COMMENTS / ANALYSIS

The Highway Authority previously responded to the planning application, dated 10th October 2025 and 11th February 2026, highlighting further information was required including access, highway design matters, mitigations and impact assessments.

In response to the comments provided in February 2026, which included comments on the Road Safety Audit, the Applicant has submitted updated drawings related to the Highway Authority's recommendation that the proposed footway extension at the Hambridge Way / Walnut Tree Road / High Street / Royal Oak Lane junction is reduced along its length of Hambridge Way.

The Applicant has provided the following information:

- Proposed Hambridge Way Junction Improvements (Drawing No. 2210-050 PL03, Rev B, dated 16.02.2026).
- Swept Path Analysis of a 11.2m Refuse Collection Vehicle – Hambridge Way (Drawing No. 2210-050 SP04 Rev A, dated 16.02.2026).
- Swept Path Analysis of a Fire Tender Vehicle – Hambridge Way (Drawing No. 2210-050 SP05 Rev A, dated 16.02.2026).

The Highway Authority confirm acceptance of the amended proposal, which must be secured via the necessary S278 Agreement.

S278 Agreement

Any works within the highway boundary (including alterations to the footway and the existing site access) would need to be secured and approved via a Section 278 Agreement, in conjunction with HCC.

Onsite Layout

It is recommended the on-site layout is built to adoptable standards as set out in the HCC Place and Movement Design Guide. A private road maintenance and management regime must also be considered should the Highway Authority not adopt the internal road network.

Construction Traffic Management Plan

As outlined in the previous response, HCC would require a full Construction Traffic Management Plan (CTMP), via planning condition, to ensure construction vehicles would not have a detrimental impact on the highway network. The CTMP would be required to provide adequate parking for construction vehicles on-site to prevent on-street conflict and impacts to highway safety.

Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel cleaning facilities during the excavation, site preparation and construction stages of the development. The method statement shall also include details of the means of recycling materials,

the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.

A construction management plan template may be found at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx#managementplans>

Conclusion

Subject to the agreement of the S106 and conditions, the Highway Authority are satisfied that safe and sustainable access can be achieved for the site, in accordance with NPPF and HCC LTP Policies 1 and 5 and therefore does not wish to raise an objection.

Signed

Samuel Tearle

31 March 2026