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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: 25/02791/FP
HCC ref: NH/27533/2025
HCC received: 28 January 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Motte And Bailey, 1 Great Green, Pirton, Hitchin, SG5 3QD

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Erection of one 4-bedroom detached dwelling including bin store, parking, landscaping and reconfiguration of the existing public house car park and rear garden. Creation of vehicular access off Crab Tree Lane

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:

CONDITIONS:

1 Access, Pedestrian Crossing and Footways

Before the commencement of development, detailed plans must be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. These plans shall show the full design and construction details of the Vehicle Crossover (VXO) onto Crab Tree Lane, together with the pedestrian crossing and associated footway links as indicated on drawing (Ref: 25.4585.101, Rev P6). All approved highway works shall be fully implemented prior to the first occupation of the development and delivered under a Section 278 Agreement.

Provision must also be made to ensure that surface water originating from the site is intercepted and disposed of within the site boundary and does not discharge onto the public highway.

Reason: To ensure residents and visitors of the development have the realistic option of travelling by local bus routes, and not a reliance on the private motorcar, in accordance with paragraphs 115 – 117 of the NPPF (December 2024)

2 Visibility:

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 plan number (Ref- VS02). The splay shall always thereafter be maintained free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

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) and Roads in Hertfordshire, Section 4, 2.3

3 Parking (Car & Cycle)

Prior to the first occupation of the development hereby permitted the proposed onsite car and cycle parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan (Ref- 25.4585.101, Rev-P6) 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).

INFORMATIVE:

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) 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.

AN) 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.

AN) 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.

COMMENTS:

The key documents used to assess the application are

- National Planning Policy Framework (Dec 2024).
- HCC's Place & Movement Planning Design Guidance adopted in March 2024
- HCC's Dropped Kerb Policy May -2024
- Manual For Street (MfS1 2007)
- North Herts Local Planning policy [2011-2031]

The development proposal has previously been assessed, and comments were issued on 31 December 2025 for a similar scheme. In response to the highways comments, the applicant has submitted an amended site plan (Ref-25.4585.101, Rev P6) indicating a proposed site access from Crab Tree Lane, together with a pedestrian crossing point onto Crab Tree Lane incorporating tactile paving. These amendments are acceptable in principle; however, the applicant is advised to submit detailed design drawings for the proposed access arrangement prior to commencement of works, as required by Condition 1.

The Hertfordshire County Council Place & Movement Planning Design Guide (March 2024) states that "a vehicle crossover is suitable on Place & Movement categories P2/M1, P3/M1 and P3/M2 streets for up to 2,000 Passenger Car Units (PCU) per day on the entry arm" (Ref: Part 3, Chapter 9, Paragraph 3.2). Accordingly, the recommended condition ensures that a suitable Vehicle Crossover (VXO) is provided to serve the single dwelling, along with a pedestrian link to facilitate safe pedestrian movement between the site and existing local services.

The proposed off-site highway works are considered minor in scale and are therefore suitable for delivery via a minor Section 278 agreement, subject to assessment by the DMI team.

Taking all matters into account, the Highway Authority is satisfied that the development is small in scale and would not result in a significant impact on the local highway network. Consequently, no objection is raised, subject to the aforementioned conditions and informative.

Signed

Shamsul Huda

18 February 2026