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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: 26/00116/FP
HCC ref: NH/28102/2026
HCC received: 6 February 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

19 Walnut Tree Road, Pirton, Hitchin, Hertfordshire, SG5 3PX

Application type

Full Application

Proposal

Full Planning Permission : Erection of four detached dwellings and detached garage to serve plot 4 including hard and soft landscaping, parking and creation of 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:

CON1) 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 (318/2025/011 P3) The splay shall thereafter be retained at all times free from any obstruction between 600mm and 2 meters 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).

CON2) No development shall commence until a Construction Management Plan (or 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 Management Plan / Statement shall include details of:

- Access arrangements to the site;
- Traffic management requirements
- Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- Siting and details of wheel washing facilities;
- 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;
- Provision of sufficient on-site 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, 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) 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) 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.

AN5) 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.

COMMENTS

The proposals are for Full Planning Permission: Erection of four detached dwellings and detached garage to serve plot 4 including hard and soft landscaping, parking and creation of vehicular access.

CONTEXT:

The site is located off Walnut Tree Road, Pirton (behind number 19). Walnut Tree Road is a local access road and is highway maintainable at public expense. A 20mph speed limit applies, on HCC's Place and Movement network, Walnut Tree Road is classed as P2/M1 (Residential Street). No reportable highway collisions recorded within the vicinity of the application site (5-year rolling). No Public Right of Way (on the Public Rights of Way map) directly affects the site or would be affected by the proposal. The county council considers Walnut Tree Road to be a traffic sensitive road (Monday – Sunday, 08:00 to 18:30 hours).

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, May 2018]
- Cycle Infrastructure Design Guidance (Department for Transport Local Transport Note July 2020)
- Hertfordshire County Council's Place & Movement Planning Design Guidance (adopted in March 2024)
- North Hertfordshire District Council Vehicle Parking at New Development Supplementary Planning Document September 2011

PLANNING HISTORY

The application site has previous planning history with a pre application in December 2025

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Design & Access Statement, 318/2025/011 P3, 012B P2, 3942 01D, 06D, 12B, 15A, and 17A.

ACCESSIBILITY

Planning for Walking, published by the Chartered Institution of Highways and Transportation (CIHT), emphasises that developments should, where feasible, be located and designed to prioritise pedestrian and cycle movement, while also ensuring convenient access to high quality public transport. It identifies 400 m as a reasonable walking distance to bus stops, with 800 m considered acceptable for access to a railway station.

The site benefits from very good access to nearby bus stops, all of which are within easy walking distance. While local food shops are beyond a realistic walking range, the strong accessibility to public transport provides a suitable level of offset and supports sustainable travel choices.

PARKING

The Design and Access Statement (Section 6: Access and Highways) confirms that 11 parking spaces are proposed, comprising two surface spaces per dwelling plus provision for one vehicle within each garage. The spaces are 2.5 x 5.0 meters which is in line with Hertfordshire County Council's Place & Movement Planning Design Guidance (adopted in March 2024)

The garages measure 6 meters x 6 meters and are intentionally oversized to accommodate both bin storage and cycle storage; therefore, the Highway Authority considers the internal cycle storage arrangements to be appropriate and compliant with guidance (DfT Local Transport Note 1/20, July 2020)

ACCESS

Drawing Ref (328/2025/011 P3) illustrates the proposed improvement to the existing access, which includes 6 m kerb radii and a ramp located approximately 7.5 meters from the back edge of the carriageway. While the ramp is not intended to function as a formal speed reduction measure, it

does help to delineate the beginning of the shared surface environment and acts as a subtle transitional feature. The proposed access road will operate as a shared surface with widths ranging from 3.5 meters to 6 meters, which is considered acceptable. The access improvement will be dealt with by a Section 278

The above drawing also illustrates a footpath (yellow area) which links directly into the existing footway at the site entrance, creating a continuous and convenient pedestrian route.

It should be noted the applicant has agreed to resurface the whole length of the access road benefiting residents and visitors to the recreation ground. This is welcomed.

VISIBILITY

Drawing Ref-(318/2025/011 P30 illustrates vehicle-to-vehicle inter-visibility to be southbound 2.4 x 31 meters and northbound 2.4 x 36 meters. These are confirmed by a speed survey taken on October 2025 and is considered acceptable in highway terms.

The same drawing presents a Visibility Conflict Assessment between the site access and the access to Cotman End which illustrates there are no features likely to create visibility issues or compromise highway safety. (See Condition 1) above.

EMERGENCY ACCESS

Emergency Vehicle 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

Drawing 318/2025/012 P2 illustrates a recycling vehicle accessing and egressing the site which conforms to North Herts District Council's recycling vehicle (Merc Econic 12.205m x 2.89m (swept path should conform to 12.1m x 2.5m)

CONSTRUCTION MANAGEMENT PLAN (CMP)

It is important that a CMP is provided considering the nature of the shared access road to the recreation area. 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

Hertfordshire County Council as Highway Authority has considered that the proposal would not have a substantial increase in the traffic generation to the development consequently the vehicle movements have been considered not to significantly increase from the existing access onto the

local highway network, therefore Hertfordshire County Council as Highway Authority has considered that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to the inclusion of the above planning conditions and highway informatives.

Signed

Paul Marshall

18 February 2026