



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 25/00872/FP
HCC ref: NH/24704/2025
HCC received: 17 April 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

1 THE DRIVE BLACKMORE END ST. ALBANS AL4 8LE

Application type

Full Application

Proposal

Erection of self-build detached dwelling and associated external works to include pedestrian/vehicular access to the highway.

Recommendation

OTHER

COMMENT:

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority unable to make recommendation due to doubt over possible implications for highway safety, sustainability, and convenience.

The proposal includes to construct a 4-bed detached dwelling onto lands adjacent to 1 The Drive. It also proposes to create vehicular access off Kimpton Road which is an unnumbered classified road type -C. Kimpton Road is classified as a residential street (P2/M1) in the HCC's Place & Movement Planning Design Guide and speed limit is restricted to 30mph.

Considering only one dwelling, the proposed access arrangement (Bellmouth) as shown on the drawing (Ref- 578-PL03) is far from ideal. The HCC's new Place& Movement Planning Design Guide (P&MPDG Marc 2024) says that "A vehicle crossover is suitable on P&M category P2/M1, P3/M1 and P3/M2 streets for up to 2,000 Passenger Car Units (PCU) per day on the entry arm" (Ref- Part3 Chapter 9 Para 3.2).

In the light above, the applicant is advised to design the access arrangement as a VXO (Vehicular Cross Over) rather than a bellmouth access.

The applicant has failed to provide refuse bin collection point within the application site. The applicant is advised to provide a suitable refuse bin collection arrangement in accordance with the Manual for Street (MfS2)

The applicant has also failed to address how pedestrians/ residents would travel to the nearest bus stop which is located in the southern corner of the application site onto Kimpton Road. In accordance with the current local transport planning policy (LTP4, policy 6,7 & 8), the applicant should provide footways (To and from site) to ease pedestrian's movements between site and the nearest bus stop.

The Highway Authority considered that the current application, by means of its site access design, pedestrians movement and refuse collection is substandard and would not be acceptable due to highway safety and LPT4 policy compliance. However, I am more than happy to reconsider the application if the above-mentioned issues are addressed satisfactorily.

Signed
Shamsul Huda

8 May 2025