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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: 25/01319/FP
HCC ref: NH/25249/2025
HCC received: 18 June 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

17 PASTURE ROAD LETCHWORTH GARDEN CITY SG6 3LP

Application type

Full Application

Proposal

AMENDED PROPOSAL

Erection of one self-build detached 4-bed dwelling with integral garage following demolition of existing dwelling including soft and hard landscaping 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:

CON1) Prior to the first occupation/use of the development hereby permitted, such splays 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).

CON2) Prior to the first occupation of the development hereby permitted, the northern access shall be clearly signposted as in-only, and the southern access shall be clearly signposted as out-only.

Reason: To ensure clear directional guidance for vehicles entering and exiting the site, in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

CON3) Prior to the first occupation/use of the development hereby permitted, appropriate arrangements shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To avoid the carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

CON4) No development shall commence until a Construction and Demolition 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 Statement shall include details of:

- a. Construction vehicle numbers, type, routing
- b. Access arrangements to the site
- c. Traffic management requirements
- 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;
- 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

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) 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

This is an Amended Proposal for the erection of one self-build detached 4-bed dwelling with integral garage following demolition of existing dwelling including soft and hard landscaping and alterations to existing vehicular access

Context:

Pasture Road is an unclassified local access road and provides a local access function in the road hierarchy Pasture Road is highway maintainable at public expense. A 30mph speed limit applies. On Hertfordshire County Council's Place and Movement network Pasture Road is classed as P2/M1 (e.g. Residential Street). No reportable highway accidents recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the Public Rights of Way Map) directly affects the site or would be affected by the proposal. The county council considers Pasture Road not to be a traffic sensitive road.

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)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Planning Statement, 602-001, 602-011C, 602-011B, and 602-010C.

ACCESSIBILITY

Walking

The Planning Statement states in section 2.6.0, 2.6.1, and 2.6.2:

2.6.0 Accessibility

2.6.1 The site is a 5-minute walk away from the nearest bus stops, on Hitchin Road, with the buses from these stops going towards Stevenage and Hermitage Road, and buses back to the Lordship Estate, The Green, Market Place and Buntingford, The Crown Inn. These run approximately every 30 minutes during the day.

2.6.2 Letchworth Garden City railway station is approximately a 25-minute (1.7km) walk away from the dwelling. From here, trains run 24 hours a day to locations such as London Kings Cross, Brighton and Cambridge.

The Highway Authority are satisfied the proposals are adequately serviced by 8 bus stops all within a 4-to-8-minute walk.

Cycling

Almost all services required for a sustainable location are accessible by cycling. In respect of cycle storage:

'Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) recommends for cycle parking storage should be 2m (1.8m is acceptable) in length by 0.3m space between cycles. There should be parking for 1 cycle per dwelling. Outside cycle parking should be covered and lockable. The provision of well-located, safe and secure cycle parking for residents and visitors is a key factor in encouraging people to cycle as an alternative to using the private car. Drawing Ref (602-010C) demonstrates cycle storage within the proposed garage measuring approx. 6.2 x 6.2 meters

PARKING

The LPA shall be responsible for assessing the proposed development against local parking standards and to satisfy for itself that any level of parking it requires can be achieved within the boundary of the site and not overhang the highway, including the highway footway / grass verge / vehicle crossover.

ACCESS

The proposal involves utilizing the existing dropped kerb along with the unused dropped kerb to the north of the boundary. This will create an in-and-out feature, essentially forming a carriageway-style access as demonstrated in drawing ref (602-010C). The northern access will function as an in-only entry, while the southern access will serve as an out-only exit. Please see condition 2 above.

VISIBILITY

Vehicle visibility

Visibility for vehicles exiting the out-only southern access has an acceptable level of vehicle-to-vehicle visibility and accords with the principles found in Hertfordshire's Place & Movement Planning Design Guide Part 4 Chapter 6 section 18.1, page 70.

Pedestrian visibility

Visibility from the north and south at both access points is acceptable. However, within the vertical plane, there should be no obstructions from 2 meters high down to 600m above the carriageway. This ensures that small children can be seen while passing along the footway (MfS 7.6.3). Please see condition 1 above.

EMERGENCY 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 / RECYCLING

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.

CONSTRUCTION MANAGEMENT PLAN (CMP)

It is important that a CMP is provided considering the quiet residential nature of Pasture Road and the size of the works. The plan must include 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. Please see condition 4.

CONCLUSION

Should the LPA be minded to approve the application please note the above conditions and informatives. This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission.

Signed
Paul Marshall

1 July 2025