



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: 24/01498/FP
HCC ref: NH/22644/2024
HCC received: 24 February 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Lodge Cottage, Ashwell Road, Newnham, Baldock, SG7 5JX

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Erection of one detached 2-bed dwelling and detached double garage

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

CON1) No development shall commence until a 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 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).

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.

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).

INFORMATIVES

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.

COMMENTS

This is an AMENDED PROPOSAL Full Planning Permission: Erection of one detached 2-bed dwelling and detached double garage. Ashwell Road is an unclassified local access road and is highway maintainable at public expense. A 30mph speed limit applies. on HCC's Place and Movement network, Ashwell Road is classed as P1/M2 (E.g. Inter Urban). 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 PRoW map) directly affects the site or would be affected by the proposal. The county council considers Ashwell Road 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, May2018]
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has previous planning history with 24/01498/FP.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Design & Access and Heritage Statement (DA&HS), AB 01C, AB 03 to 05 D, AB06, and AB 06C.

Public Rights of Way (PRoW)

Caldecote Road to Ashwell Footpath 027 runs along Ashwell Road past the site. This provides links including Caldecote & Newnham 005, 008 footpath, Ashwell 003 Restricted Byway, and Ashwell 027 footpath among others.

PARKING

D&AHS section 4.17 States: garage which will also accommodate cycles, this is welcomed. Drawing (Ref AB 06C) illustrates a garage of approx. 6.0 x 6.0 meters. Manual for Streets 8.3 Section 8.3.41 recommends a minimum size of 6 x 3 meters therefore a double garage should be 6.0 x 6.0 meters. This will allow accessibility for a cycle storage. However, as the LPA is the parking authority it is for them to measure against its own standards. The northern end of the site past the proposed garage as shown on drawing AB 03D has further three parking spaces for Lodge Cottage.

ACCESS

Access: Policy 5 of Hertfordshire's Local Transport Plan seeks to ensure that access arrangements are safe and suitable for all people, built to an adequate standard, adhere to the county council's Highway Design Standards and reflect the LTP Transport User Hierarchy detailed in Policy 1. The site has an establish access driveway that provides access for Lodge Cottage and Spring Cottage. This is appropriate for the proposed dwelling. There is a pedestrian footway that runs on the opposite side of Ashwell Road from the junction with Newnham Road past the site and terminates at Newnham Hall.

VISIBILITY

The existing access has good vehicle-to-vehicle inter-visibility and pedestrian visibility and accords with the principles found in Hertfordshire's Place & Movement Planning Design Guide Part 3 Ch9 para 12.

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

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 METHOD STATEMENT

It is important that a CMS is provided considering the nature of Ashwell Road providing for Footpath 027.

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. Please see Condition 1 above.

CONCLUSION

Should the LPA be minded to approve the application please note the above condition 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

28 February 2025