



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: 25/02473/FP
HCC ref: NH/26825/2025
HCC received: 24 November 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land off Bedford Road, Ickleford, Hertfordshire SG5 3RS

Application type

Full Application

Proposal

ADDITIONAL INFORMATION

Full Planning Permission : Erection of one self-build dwelling including landscaping. Conversion of existing cow shed into carport/storage space. Alterations to existing vehicular access off A600

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:

Condition1: Access Works and Drainage

Prior to the commencement of development, detailed plans shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, showing:

- 1.The resurfacing of the existing footway(s) across the site access frontage.
- 2.The resurfacing of the first 10 metres of the site access road, measured from the highway boundary; and
- 3.The access gate set back a minimum of 5 metres from the back edge of the highway boundary.

The approved works shall be carried out and completed prior to first occupation of the development hereby permitted. In addition, arrangements shall be made to intercept and dispose of surface water within the site so that no runoff discharges 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 114 – 116 of the NPPF (December 2023).

Condition 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 (Ref-A270-0101, Rev-C). 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

INFORMATIVES

AN) 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.

AN) Extent of Highway: Information on obtaining the extent of public highway around the site can be obtained from the HCC website: www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx

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) Gravel / shingle driveways: Where loose gravel or shingle is used, a suitable measure to prevent material spilling onto the road/footpath/verge must be installed. It is an offence under section 148 of the Highways Act 1980 to deposit debris onto the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Further information is available by telephoning 0300 1234047.

AN) 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.

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) Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development.

The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

COMMENTS:

Further to the Highway Authority's comments dated 14 November 2025, the applicant has submitted amended plans addressing visibility splays and the extent of highway land. The revised drawing (Ref. A270□0101, Rev. C) confirms that no alterations are proposed to the existing vehicular crossover (VXO). The Highway Authority is satisfied that the existing VXO provides an adequate and suitable means of access to serve the proposed single dwelling.

However, the amended drawing (Ref. A270□0101, Rev. C) does not show:

- the resurfacing of the frontage footways across the access,
- the resurfacing of the first 10 metres of the site access road from the highway boundary, or
- the location and setback of the access gates.

To secure these essential elements, Condition 1 is recommended to ensure the access gate is set back a minimum of 5.0 metres from the back of the highway boundary and that the initial section of the access is constructed in a bound surface to prevent the deposition of muds on the public highway.

In terms of the trip generation, the highway authority considers that the proposed development wouldn't germinate additional trips to site

In summary, the Highway Authority considers that the proposed development will not generate a significant number of vehicular trips that would result in severe impacts on the local highway network or conflict with local and national policies (including LTP4 and paragraph 116 of the NPPF 2024). Accordingly, the Highway Authority raises no objection to the application, subject to the conditions and requirements outlined above

Signed

Shamsul Huda

10 December 2025