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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: 25/01658/RM
HCC ref: NH/25623/2025
HCC received: 3 July 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

66 Park Lane Knebworth Hertfordshire SG3 6PW

Application type

Reserved Matters

Proposal

Reserved matters (appearance, landscaping, layout, scale and internal access) for the erection of 9 dwellings with associated landscaping, parking and amenity space pursuant of outline permission 23/02946/OP granted 19.06.2025.

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.

ADVISORY NOTE

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) New or amended vehicle crossover access (section 278): 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.

AN4) 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.

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.

AN7) Planning Obligations and Agreements

It is Hertfordshire County Councils policy to seek a planning obligation in respect of Sustainable Transport including for all developments. The revised NPPF -July 2021 promotes accessibility by sustainable means including bus, cycling, and walking, and the provisions of S106 of the Town and Country Planning Act-1990 allows that planning obligations, governed by the guidance within CIL Regulations may be used to mitigate the impact of development. On 22 June 2021, HCC adopted a new toolkit to seek planning obligations towards sustainable transport. Full details on HCC's policy towards planning obligations may be found at the following web address <https://www.hertfordshire.gov.uk/about-the-council/freedom-of-information-and-council-data/open-data-statistics-about-hertfordshire/who-we-are-and-what-we-do/property/planning-obligations-guidance.aspx#developercontributions>.

Based on the above, the county council will actively seek planning obligations which will improve sustainable transport facilities and services for passenger transport users who are using the development and generally for those users in the surrounding area. The headline figure as stated in our Toolkit is £6826 per dwelling (i.e., the average amount each new dwelling across the county needs to pay in order for the necessary new infrastructure to be delivered). Multiply this by 9 dwellings = £61,434. (index linked by SPONS to January 2019).

Brief description of in support of proposed development by the applicant:

This planning statement relates to reserved matters application providing details of appearance, landscaping, layout, scale and internal access for 9 dwellings

The application is submitted following the approval of outline planning permission LPA Ref 23/02946/OP with all matters reserved except for access for the erection of up to 9 dwellings, on 18 June 2025.

There are bus stops around 250m from the site which provide access to services to Stevenage and Luton. The railway station is an 8-minute walk or 2-minute cycle from the site.

Curtilage parking is provided for each dwelling, with 4 spaces proposed for the 4-bedroom dwellings and 3 spaces for the 3-bedroom units. This provision includes the proposed garage spaces, which exceed the minimum dimensions (3m x 7m). The garages would also provide secure cycle storage.

The only outstanding issue relates to parking provision. The provision of either 3 or 4 parking spaces per dwellings surpasses the minimum requirements for dwellings of 2 or more bedrooms, to include visitor parking complies with the standards set out in the NHLP. Secure cycle parking would be provided in the proposed garages in line with adopted policy.

Highways comments:

The applicant has submitted reserved matters (appearance, landscaping, layout, scale and internal access) for the erection of 9 dwellings with associated parking pursuant of outline permission 23/02946/OP granted 19.06.2025.

The proposed car parking provision is the responsibility of the LPA to determine the level and suitability of the car parking proposals; however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of the HCC HA.

The HA has reviewed the internal access/road layoutm however as part of the outline application Ref 23/02946/OP the HA commented as follows:

It is proposed that the access into the site will operate as a shared surface to accommodate pedestrian, cycle and vehicular movements into and out of the site. Subsequently, the design or calming features are required to ensure traffic speeds of no more than 5mph for pedestrian safety reasons.

The HA placed the relevant following condition:

No development shall commence until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show detailed designs of the traffic calming measures and gradients along the shared surface access road.

In this application the applicant has not addressed the above condition, however it will need to be addressed in order to discharge the above condition.

Consequently, the HA has no objection on the reserved matters, however the conditions and advisory note provided for the outline application remain.

Recommendation:

No objection subject to the following advisory note:

Signed

Senober Khan

24 July 2025