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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: 24/02021/FP  
HCC ref: NH/22640/2024  
HCC received: 16 October 2024  
Area manager: Manjinder Sehmi  
Case officer: Paul Marshall

### **Location**

Land To Rear Of No's 141-143, Nightingale Road, Hitchin, Hertfordshire, SG5 1RG

### **Application type**

Full Application

### **Proposal**

Full Planning Permission : Erection of one detached 1-bed dwelling with associated landscaping, parking, bin and cycle storage following demolition of existing outbuilding

### **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) No development shall commence until full details (in the form of scaled plans) have been submitted to and approved in writing by the Local Planning Authority to illustrate the following:

- How the front edge of the proposed parking area joins the shared surface of Forge Close and detail of appropriate arrangements for surface water to be intercepted and disposed of separately, so that it does not discharge from or onto the highway carriageway. (See Drawing Ref-06)
- How the edge of the concrete ramp illustrated on (Drawing Ref-06) joins the edge of the Alley Way leading from Nightingale Road to include detail of appropriate arrangements for surface water to be intercepted and disposed of separately, so that it does not discharge from or into the Alley Way

Reason: To ensure suitable, safe and satisfactory planning and development of the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

CON2) Prior to the first commencement of the development hereby permitted, a plan for cycle storage is to be provided and be designed in line with design standards contained in Chapter 11 of the Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020). Prior to first occupation the approved design shall be fully implemented and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018)

CON3) Prior to the commencement of the development hereby permitted a plan should be submitted which illustrates vehicle parking details in accordance with the HCC's Place & Movement Planning Design Guidance (P&MPDG-2023) and approved in writing by the Local Planning Authority Prior to first occupation the approved design shall be fully implemented and thereafter retained for this purpose.

CON4) No development shall commence until a Construction Management 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 Plan / Statement shall include details of:

- a. Access arrangements to the site;
- b. Traffic management requirements
- c. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- d. Siting and details of wheel washing facilities;
- e. Cleaning of site entrances, site tracks and the adjacent public highway;
- f. Provision of sufficient on-site parking prior to commencement of construction activities;
- g. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- h. 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.

## COMMENTS

The proposals are for Full Planning Permission: Erection of one detached 1-bed dwelling with associated landscaping, parking, bin and cycle storage following demolition of existing outbuilding. Forge Close is maintainable by the highway authority and is unclassified and provides a local access function in the road hierarchy. The vehicle speeds past this site are limited to 20 mph. There have been no recorded accidents near the site in a rolling 5-year period.

## Policy Review:

The key documents used to assess the application:

- 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 no previous planning history.

## DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: 01, 02A, 03, 06, and 07A.

## SUSTAINABLE ACCESS

'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-06) illustrates cycle shelter for four cycles. It is not clear if the shelter is lockable. (Please see Condition 2).

#### PEDESTRIAN ACCESS

Pedestrians can access the proposed dwelling via the Alley Way off Nightingale Road and by the shared surface on Forge Close.

#### PARKING

The submitted drawing (Ref-06) demonstrates one parking space will be provided measuring 4.8m x 2.4m. It appears that parking dimensions are substandard in the context of HCC's Place & Movement Planning Design Guidance (adopted in March 2024) which recommends parking bays should 5mx 2.5m. Therefore, the applicant is advised to submit details for parking as outlined in the Condition 3.

#### ACCESS

Drawing (Ref-06) illustrates the access will be taken from the back edge of what is a shared surface off Forge Close. Please see Condition 1 above

#### VISIBILITY

In general, there is good visibility for both pedestrians and vehicles due to the nature of the shared surface and the posted 20mph speed limit.

#### 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 STATEMENT

It is important that a CMS is provided considering the proximity of the site to residents and parking area. 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. (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

25 October 2024