



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: 24/01835/FP
HCC ref: NH/22284/2024
HCC received: 12 September 2024
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

OLD STABLES LUFFENHALL STEVENAGE SG2 7PX

Application type

Full Application

Proposal

Erection of one 4-bed dwelling and detached double garage following demolition of existing outbuildings including parking and landscaping

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:

CON 1) **Construction Management Plan.** No development shall commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The CMP would need to 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);
- 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.

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 Notes (AN) to ensure that any works affecting 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

The proposal is for the demolition of an agricultural storage barn and its replacement by a new four-bedroom dwelling house with detached garage. The applicant made a pre-application planning enquiry to the LPA in March 2023, following which it was established that a proposal for a single dwelling (rather than the three initially suggested) would be more favourably viewed.

Site

Luffenhall is an unclassified rural lane maintainable at public expense, providing a local access function in the road hierarchy. The vehicle speed past this site is limited to 60mph. There have been no accidents in the road over a five-year rolling period.

Policy Review:

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (December 2024)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 (2018-2031, May 2018)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

Drawings:

The Highway Authority notes the submission of materials in support of the planning application, including drawing numbers:

1066 PL03 (Location Plan)

1066 PL04 (Block Plan)

1066 PL01a (Proposed Site Plan)

Design and Access Statement – August 2024

HIGHWAY IMPACTS**Access**

The existing access point is to be reused for the development; drawing No. PL04 demonstrates 2.4m x 43m visibility splays at this junction. Clothall Footpath 022, along the southern property boundary, provides a traffic-free route to Cromer.

Parking

The LPA as parking authority will determine the appropriate level of parking for the development. The Highway Authority notes that secure bicycle storage and electric vehicle charging are to be provided in the new garage as per drawing No. PL01a.

Sustainability

There is no footway on the access road, which is single track, unlit and has a 60mph speed limit. There are no retail businesses, community services or bus stops within reasonable walking distance of the site. The local road network is equally unsafe for cyclists. The nearest major settlements (Stevenage and Baldock) with their respective railway stations are approximately thirty minutes from the site by bicycle. However the Highway Authority accepts that a few existing dwellings are grouped together close to the application site.

Emergency Vehicles

The location satisfies the requirement under MfS 6.7.2 that fire appliances must be able to get within 45 meters of the property in an emergency.

Refuse and Recycling

The proposal must satisfy the requirements for waste disposal and recycling under MfS 6.8.9: that residents should not be required to carry waste more than 30m, and that collection vehicles must be able to get within 25m of the kerbside/bin collection point.

CONCLUSION

The Highway Authority cannot reasonably restrict the granting of permission for a single dwelling on sustainability grounds where similar properties already exist. The Authority accepts that the proposed development will not adversely impact the wider highway network relative to the existing land use. Therefore, the Highway Authority withdraws the objection stated in its response dated 2/10/24, subject to the condition and informatives set out above,

Signed

Geoff McMahon

15 January 2025