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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: 25/02627/FP
HCC ref: NH/27137/2025
HCC received: 12 November 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land Adjacent To, 1 Caldecote Road, Newnham, Hertfordshire, SG7 5JZ

Application type

Full Application

Proposal

Full Planning Permission : Erection of one dwelling and associated external works.

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:

INSERT CONDITIONS

CON1) No development shall commence until a Construction Management Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. 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;

Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);

- Siting and details of wheel washing facilities;
- 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;
- Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- 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

CON2) Prior to the first use of the development hereby permitted the vehicular access surface shall be bound for the first 3 meters into the site. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 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.

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.

AN4) 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.

COMMENTS

The proposals are for Erection of one 2-bed detached dwelling including widening of existing vehicular access (as a resubmission of planning application 21/02890/FP refused on 10.12.2021)

Context:

Caldecote Road is an unclassified local access road and provides a local access function in the road hierarchy Caldecote Road is highway maintainable at public expense. A 30mph speed limit applies. On Hertfordshire County Council's Place and Movement network Caldecote Road is classed as P1/M1 (Rural Lane). 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 Public Rights of Way Map) directly affects the site or would be affected by the proposal. The county council considers Caldecote Road not 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, May 2018]
- Cycle Infrastructure Design Guidance (Department for Transport Local Transport Note July 2020)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has relevant previous planning history with 22/00606/FP

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: AF01-03, 06, and Design & Access Statement.

ACCESSIBILITY

Cycle Infrastructure Design

According to 'Cycle Infrastructure Design' (DfT Local Transport Note 1/20, July 2020), cycle parking should provide a length of 2.0m (with 1.8m being acceptable) and a minimum spacing of 0.3m between cycles. Provision should allow for one cycle space per dwelling. For external cycle parking, facilities must be covered and lockable.

The availability of well-located, safe, and secure cycle parking for residents and visitors is a key factor in promoting cycling as an alternative to private car use.

Drawing Ref. (AF03) confirms that the proposed cycle parking meets these standards.

WALKING

Planning for Walking, issued by the Chartered Institution of Highways and Transportation (CIHT) places emphasis on developments being located and designed, where practical, to give priority to pedestrian (and cycle) movements and have access to high quality public transport facilities. In terms of accessibility, 400m walking distance to bus stops is considered to represent a reasonable catchment, further for a railway station (800m). The Green bus stop is approx. 400m walk. Unfortunately, there are no other walkable distances for shops, schools, or supermarkets

PARKING

The LPA shall be responsible for assessing the proposed development against local parking standards and to satisfy for itself that any level of parking it requires can be achieved within the boundary of the site and not overhang the highway, including the highway footway / grass verge / vehicle crossover.

VEHICULAR ACCESS

The existing access, as indicated on drawing Ref. (AF01), measures approximately 5 meters, which complies with the Highway Authority's Residential Dropped Kerb Policy. The current surface of the access consists of worn gravel material. To prevent debris from being carried onto the highway, the first 3 meters within the site should be surfaced with a bound material, as specified in the above Condition 3.

VISIBILITY

Vehicular

Drawing Ref. (AF03) demonstrates a vehicle-to-vehicle inter-visibility splay of 2.4m x 43m, which complies with the principles outlined in Hertfordshire's Place & Movement Planning Design Guide, Part 4, Chapter 6, Section 18.1 (page 70).

Pedestrian

There are no footways along the frontage of the site.

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

Access for Refuse Vehicles: The proposal will not affect existing access arrangements for kerbside collection.

CONSTRUCTION MANAGEMENT STATEMENT (CMS)

The CMS must include, or be accompanied by, a detailed drawing of the construction site showing all designated areas. These should include, but are not limited to:

- Construction parking area
- Wheel washing facilities
- Material storage area

Please see Condition 1 above.

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

18 November 2025