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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: 25/03227/FP
HCC ref: NH/27880/2026
HCC received: 4 March 2026
Area manager: Manjinder Sehmi
Case officer: Matthew Armstrong

Location

83 Whitehill Road, Hitchin, Hertfordshire, SG4 9HP

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Erection of two detached 3-bedroom dwellings including cycle stores, air source heat pumps and parking

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:

- 1) Before the development hereby approved is first occupied, all on site vehicular areas shall be accessible, surfaced and marked in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway. Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.
- 2) Prior to first occupation, the provision of facilities for cycle storage shall be made to the satisfaction of the Local Planning Authority. Reason: To promote sustainable/active travel, in line with paragraphs 115-117 of the NPPF.
- 3) Prior to the commencement of the development, a 'Construction Traffic Management Plan' shall be 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 'Construction Traffic Management Plan' shall identify details of:

- the phasing of construction and proposed construction programme.
- the methods for accessing the site, including wider construction vehicle routing.
- the numbers of daily construction vehicles including details of their sizes, at each phase of the development.
- the hours of operation and construction vehicle movements.
- details of any highway works necessary to enable construction to take place.
- details of construction vehicle parking, turning and loading/unloading arrangements clear of the public highway.
- details of any hoardings.
- details of how the safety of existing public highway users and existing public right of way users will be maintained.
- management of traffic to reduce congestion.
- control of dirt and dust on the public highway, including details of the location and methods to wash construction vehicle wheels, and how it will be ensured dirty surface water does not runoff and discharge onto the highway.
- the provision for addressing any abnormal wear and tear to the highway, to include a Highways Before & After survey
- the details of consultation with local businesses or neighbours.
- the details of any other Construction Sites in the local area.
- waste management proposals.
- signage

HIGHWAY INFORMATIVES

I recommend inclusion of the following Advisory Notes (ANs) to ensure that any works as part of this development are carried out in accordance with the provisions of the Highways Act 1980 and other relevant processes.

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 website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of public highway land: 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 website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> telephoning 0300 1234047.

AN3) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on 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. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the

development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

COMMENTS

The site has an existing vehicle access onto Whitehill Road, a C classified local distributor road subject to a 30mph speed limit.

The access is gated, with the gate set back suitably to ensure no vehicle overhang onto the public highway whilst a driver waits for the gate to open. The access width is around 4.5 metres, and an appropriate level of visibility is already in place on both sides of the access.

The site is currently garden land associated with number 83. The proposed 2no 3-bed dwellings are each shown to have 2 car parking spaces provided, with the existing property to have 3 spaces. There is sufficient on-site turning apace to accommodate the turning of a supermarket delivery van. Each dwelling should provide suitable cycle parking facilities.

The proposal will increase the number of vehicles routing though the existing access, but only by a very modest amount.

There is a pedestrian crossing (tactile paving and central refuge island) very close to the site to enable pedestrians from the development to safely cross the road. The nearest bus stops are within the recommended 400 metre distance, and are well served by a number of services.

Subject to the above conditions being met, I do not wish to restrict the grant of permission.

Signed
Matthew Armstrong

12 March 2026