



Mark Youngman
Highways Strategy & Implementation Group Manager
Hertfordshire County Council
Postal Point CH0242
County Hall
Pegs Lane
Hertford
SG13 8DE

james@intouchplanning.co.uk

District ref: N/A
HCC ref: NH/20480/2024
HCC received: 26 March 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Venton, Green Acres, Lilley, Herts LU2 8LS

Application type

Pre-Application

Proposal

Creation of access to Hexton Road for new single dwelling

Pre-Application advice for the creation of an access to Hexton Road for new single dwelling.

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, May2018]
- Roads in Hertfordshire Design Guide 3rd Edition -2011
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)

DISCUSSION

The proposals for the dwelling are within an existing walled garden. The village of Preston is approx. 1 mile to the southwest. There are several dwellings in close proximity to the site.

Hexton Road also known as East Street is maintainable by the highway authority and is classified and provides a local distributor function in the road hierarchy. The vehicle speeds past this site are limited to 30 mph including traffic calming measures. There have been no recorded accidents near the site in a rolling 5-year period.

WALKING

There is a footpath fronting the site. Access to shops, schools and bus stops are restricted for pedestrians. The closest bus stop is West Street which is a 13-minute walk from the site. The nearest supermarket is the Co-operative which is a 55-minute walk. The nearest school is a 51-minute walk. It is highly likely most journeys would be by a motor vehicle.

CYCLING

There are opportunities for leisure cycling nearby with Lilly Bridleways 010 and 007 also Restricted Bridleway 025. It is likely cycling for leisure would be the only option.

Cycle Storage

Cycle storage would be a requirement should a full planning permission come forward. This would need to conform to the '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.

ACCESS

The proposed access onto Hexton Road would be acceptable. However, HCC's Residential Dropped Kerb Policy states:

For a new dropped kerb, you will get a maximum of 4 flat kerbs (3.6m). You will also get one or two ramped kerbs depending on your property. We will not install any more than 4 flat kerbs for a single property.

PARKING

There appears to be ample space for three plus vehicles with room to enter and exit in a forward gear. The surface of the parking area should be of a bound material for 3 meters into the site, this is to prevent loose material entering the highway.

VISIBILITY

Hexton Road is a 30mph carriageway with a required visibility splay of 2.4 x 43. However, as has been shown on drawing A010 the carriageway has traffic calming measures in the form of humps. It is accepted this will reduce the posted speed limit to 25mph therefore a visibility splay of 2.4 x 33 is accepted.

CONCLUSION

The site is remotely located, with very few meaningful facilities and amenities within reasonable walking distance. As such the development will be heavily reliant on the private motorcar, contrary to paragraphs 108-110 of the NPPF and LTP4 policies 1, 5, 6, 7, 8, 9, 19.

Should a planning application come forward the Highway Authority would apply these informatics, which would comprise of the following:

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.

AN) 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:
<http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

AN) Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery 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/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

AN) 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.

AN) Gravel / shingle driveways: Where loose gravel or shingle is used, a suitable measure to prevent material spilling onto the road/footpath/verge must be installed. It is an offence under section 148 of the Highways Act 1980 to deposit debris onto 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. Further information is available by telephoning 0300 1234047.

AN) 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.

AN) 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.

AN) Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development.

The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

CONCLUSION

In my opinion should the proposals come forward in a similar design they may be approved subject to advisories and conditions. However, all applications are considered in the light of the County Council declaring a climate emergency in 2019, and the government has produced a raft of more recent guidance emphasising the importance of moving away from dependency on the private motorcar (e.g., Decarbonising Transport 2020, Decarbonising Transport 2022, LTN1/20, changes to the Highway Code 2022, Inclusive Mobility 2022, etc).

The contents of this letter are an informal officer opinion and should not be taken as a formal response to a planning application. It may not reflect the contents of any formal reply made by the Highway Authority (HCC) in response to an official consultation from the Local Planning Authority (SBBC) on a planning application for a similar proposal.

I am happy to discuss any of the above, please don't hesitate to contact me.

Signed

Paul Marshall

8 April 2024