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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: 26/01727/FP
HCC ref: NH/29862/2026
HCC received: 22 July 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

5 Cambridge Road, Barley, Royston, Hertfordshire, SG8 8HN

Application type

Full Application

Proposal

Full Planning Permission : Erection of self-build dwelling with Juliet balcony, solar panels, and access steps following demolition of existing dwelling and outbuildings. Hard landscaping to include creation of no.2 parking spaces to front elevation. Installation of bin storage.

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:

CONDITIONS :

Condition1: Parking and Refuse Area

Prior to the first occupation of the development hereby approved, all vehicle parking spaces and new refuse bin collection store as shown on the approved drawing (Ref: PL011 Rev-A) shall be laid out, marked, leveled, surfaced and drained in accordance with the approved plans and thereafter retained permanently for their intended purpose.

Reason: To ensure the provision of satisfactory parking and cycle storage facilities in the interests of highway safety and the proper functioning of the development, in accordance with Policy 5 of Hertfordshire's Local Transport Plan 4 (adopted 2018).

Condition2: Cycle Parking

Prior to the first occupation of the development hereby permitted a scheme for the parking of cycles including details of the design, level and siting of the proposed parking shall be submitted to and approved in writing by the Local Planning Authority

The approved scheme shall be fully implemented before the development is first occupied or brought into use 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)

Condition3: Construction Traffic Management Plan (CTMP):

No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority, in consultation with the Highway Authority. This should be based on the Hertfordshire's Construction Management Template available from

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx#managementplans>. The development shall be carried out in accordance with the approved Construction Management Plan.

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)

INFORMATIVES

AN) Extent of Highway: Information on obtaining the extent of public highway around the site can be obtained from the HCC website: www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx

AN) 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.

AN) 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.

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) 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>

COMMENTS

The key documents used to assess the application are

1. National Planning Policy Framework (Dec 2024).
2. HCC's Place & Movement Planning Design Guidance adopted in March 2024
3. Manual For Street (MfS1 2007)
4. North Herts Local Planning policy [2011-2031]

The application seeks planning permission for the erection of a self-build dwelling incorporating a Juliet balcony, solar panels, and access steps, following the demolition of the existing dwelling and outbuildings. The proposed hard landscaping includes the creation of two parking spaces at the front of the property and the installation of bin storage.

This site has previously been assessed for a similar proposal under application (Reference 26/00952/FP). There are no significant changes to the scale of development or highway-related matters compared with the earlier scheme. However, the applicant has not demonstrated the provision of cycle parking within the site. Suitable cycle parking can be secured through the planning condition referred to above.

In terms of access, the site benefits from an existing vehicular access from Cambridge Road, and no significant alterations are proposed.

Having regard to the scale and nature of the proposed development, the Highway Authority considers that the proposal would not result in a material increase in traffic generation and would not have a severe impact on the operation or safety of the local highway network.

Accordingly, the Highway Authority raises no objection to the proposed development, subject to the recommended planning conditions, including the provision of cycle parking, and the inclusion of the appropriate highway Informatives.

Signed

Shamsul Huda

12 August 2026