



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: 26/00952/FP
HCC ref: NH/29085/2026
HCC received: 7 May 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

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

Application type

Full Application

Proposal

Full Planning Permission : Erection of one detached self build single storey dwelling with solar panels, glazed balustrading, terraced area and access steps, following demolition of existing dwelling

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:

CON1 – Demolition and Construction Method Statement

No development shall commence until a Demolition and Construction Method Statement (DCMS) has been submitted to and approved in writing by the Local Planning Authority. The DCMS shall incorporate elements of the CLOCS standards, as set out in the Highway Authority's Construction Management template. Thereafter, the development shall be carried out only in accordance with the approved DCMS.

The DCMS shall include details of access arrangements to the site, traffic management requirements, construction and storage compounds, cleaning of site entrances and the adjacent public highway, the timing of construction activities (including delivery times and waste removal) with measures to avoid school pick up and drop off times, post construction restoration and reinstatement of working areas and any temporary access to the public highway, and where works cannot be

wholly contained within the site, a plan showing the site layout on the highway including hoarding, pedestrian routes and remaining carriageway width.

Reason: In the interests of highway safety and to protect the amenity of users of the public highway and public rights of way, in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (2018).

CON2 – Visibility Splays

Prior to the first occupation of the development, the existing access visibility splays shall be permanently retained and thereafter kept free from any obstruction to visibility above a height of 0.6 metres within the splay area.

Reason: To ensure satisfactory visibility for pedestrians, cyclists and vehicles in the interests of highway safety, in accordance with Policy 5 of Hertfordshire's Local Transport Plan (2018).

Proposal

Full Planning Permission: Erection of one detached self build single storey dwelling with solar panels, glazed balustrading, terraced area and access steps, following demolition of the existing dwelling.

Site and Context

Cambridge Road (B1368) is a classified road providing a secondary distributor function within the road hierarchy. The road is highway maintainable at public expense and subject to a 30mph speed limit. Within Hertfordshire County Council's Place and Movement network, Cambridge Road is classified as P1/M2 (Inter urban Road) and is considered to be a traffic sensitive route. There are no reportable personal injury highway accidents recorded within the immediate vicinity of the application site over the most recent five year rolling period. No Public Rights of Way directly affect the site or would be impacted by the proposal.

Policy Review

The key documents used to assess the application are:

- Manual for Streets (2007)
- National Planning Policy Framework (December 2023)
- Hertfordshire County Council Local Transport Plan 4 (2018–2031)
- Cycle Infrastructure Design Guidance (DfT Local Transport Note, July 2020)
- Hertfordshire County Council Place and Movement Planning and Design Guidance (adopted March 2024)

Planning History

The application site has no relevant planning history.

Submitted Drawings

The Highway Authority notes the submission of the following documents and drawings:

- Design and Access Statement
- PL001, PL002, PL003, PL007, PL011 and PL014

Access

An existing dropped kerb and vehicular crossover provides access from Cambridge Road to the site. The application proposes no new or altered vehicular or pedestrian access arrangements to or from the public highway. The Highway Authority raises no objection in this respect.

Visibility

In accordance with Manual for Streets (Table 7.1) and the Hertfordshire Place and Movement Planning and Design Guide (Part 3, Chapter 9, paragraph 12), visibility splays of 43 metres in each direction, measured from a 2.4 metre set back from the nearside carriageway edge, are appropriate for a 30mph speed environment. The existing access benefits from established visibility splays that appear to accord with this guidance. The proposal does not seek to alter the access arrangements or reduce the level of visibility available.

Having regard to the nature of the proposal, the existing access arrangements and the absence of recorded highway safety concerns, it is not considered that the development would result in a material impact on the safety or operation of the adjoining public highway. However, in the interests of highway safety, it is recommended that the existing access visibility splays are permanently retained.

Parking and Turning

Drawing Ref. PL014 illustrates a parking and manoeuvring area measuring approximately 21 metres by 15 metres, which would allow vehicles to enter and exit the site in a forward gear. This is particularly important given the classification and function of Cambridge Road.

The Local Planning Authority will be responsible for assessing the proposed development against local parking standards and ensuring that any required parking provision can be accommodated wholly within the site boundary and does not overhang the public highway. The Highway Authority notes that the four parking spaces shown on Drawing Ref. PL014 measure 2.5 metres by 5.0 metres, in accordance with the Place and Movement Planning and Design Guide.

Garage Provision

Drawing Ref. PL007 indicates a proposed garage measuring approximately 7 metres in width by 7 metres in depth. These dimensions exceed the minimum internal garage standards set out in the Hertfordshire Place and Movement Planning and Design Guide (adopted 2024) and are therefore considered appropriate.

Surface Material

The surface of the parking and manoeuvring area should be constructed in a bound material for the first 5 metres measured from the back edge of the carriageway, in order to prevent loose material being deposited onto the public highway.

Accessibility

A footway is present along the frontage of the site, providing pedestrian access to the surrounding area.

Surface Water

Policy 5 of Hertfordshire County Council's Local Transport Plan 4 seeks to ensure the resilience of the highway network to climate change and surface water impacts. The Place and Movement Planning and Design Guide states that surface water from non adopted areas must not discharge onto adopted highway land. The application does not clearly demonstrate how surface water will be managed, and reference is therefore made to the relevant highway informative.

Emergency Vehicle Access

In accordance with paragraph 116(d) of the National Planning Policy Framework (December 2023), Manual for Streets and Building Regulations Approved Document B (Fire Safety), the proposed

dwelling appears to be within 45 metres of a suitable point of access for a pumping appliance. This is considered acceptable.

Refuse Vehicles

The proposal will not affect existing access arrangements for kerbside collection. Refuse vehicles will continue to access the site from the public highway, and the development will not introduce any changes that would restrict manoeuvring, stopping or collection operations.

Demolition and Construction Method Statement (DCMS)

Given the site's location on the busy Cambridge Road, it is essential that demolition and construction activities are carefully managed to minimise impacts on highway safety and the free flow of traffic. A comprehensive Demolition and Construction Method Statement (DCMS) is therefore required.

The DCMS must be supported by a scaled plan showing the demolition and construction site layout and the location of all dedicated areas, including (but not limited to) construction vehicle parking, wheel washing facilities and material storage areas.

Conclusion

Hertfordshire County Council, as Highway Authority, has considered the proposal and concludes that it would not result in an unacceptable impact on the safety or operation of the surrounding highway network. The Highway Authority raises no objection, subject to the inclusion of the above conditions and informatives.

Signed

Paul Marshall

26 May 2026