



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: 25/03084/RM
HCC ref: NH/27696/2026
HCC received: 5 January 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land To The East Of Talbot Way And Kristiansand Way And Flint Road Allotments , Flint Road,
Letchworth Garden City, SG6 1TY

Application type

Reserved Matters

Proposal

Reserved Matters : Reserved matters application for approval of layout, scale and appearance of buildings and landscaping pursuant of outline permission 21/00504/OP granted 03.04.2025 for residential development comprising of up to 120 dwellings with vehicular access via Flint Road

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.

1. Site Accesses

Prior to the first occupation of the development hereby permitted, the site's vehicular access shall be provided and subsequently retained as shown on the approved plan (Ref: 2502330-ACE-XX-00-DR-C-0006 Rev B), and constructed in accordance with the highway specification under a Section 278 Agreement.

Arrangements shall be made to ensure that surface water drainage is intercepted and discharged separately so that it does not flow onto or from the public highway.

Reason:

To ensure a satisfactory means of access to the site and to prevent surface water or extraneous material from discharging onto the highway, in accordance with Policy 5 of Hertfordshire's Local Transport Plan (2018).

2. Parking and Internal Roads

Prior to the first occupation of the development hereby permitted, all onsite car and cycle parking spaces, internal roads, and turning areas shall be laid out, demarcated, levelled, surfaced, and drained in accordance with the approved plans (Ref: HTA-A_DR_0100 Rev D) and thereafter retained for their intended purpose.

Reason:

To ensure the construction of a satisfactory development and to maintain highway safety, in accordance with Policy 5 of Hertfordshire's Local Transport Plan (2018).

3. Provision of Cycle Parking

Prior to the commencement of the development hereby permitted, a detailed scheme for cycle parking—including the design, siting, and number of spaces—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 and thereafter retained for this purpose.

Reason:

To ensure adequate cycle parking provision for occupiers and to encourage sustainable travel modes, in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (2018).

INFORMATIVE:

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) 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) 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) 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) Works within the highway (section 278): The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the County Council website at: <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) Roads to remain private: The applicant is advised that all new roads* / the access routes marked on the submitted plans * / the access routes [describe*] [*delete as appropriate] associated with this development will remain unadopted (and shall not be maintained at public expense by the highway authority). At the entrance of the new estate the road name plate should indicate that it is a private road and the developer should put in place permanent arrangements for long-term maintenance.

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>

AN) Common Land: The [INSERT, e.g. existing / proposed access, vehicle crossover*] crosses land which forms part of registered common land [INSERT reference*]. The applicant shall be responsible for obtaining any necessary consents that may be required in accordance with the provisions of The Commons Act 2006 (or as subsequently amended). Further guidance can be obtained on the Government website at <https://www.gov.uk/common-land-village-greens> N.B. The applicant may need to consult with and obtain permission from other interested parties and there is guidance on the Government website at <https://www.gov.uk/guidance/carrying-out-works-on-common-land> and on the County Council's website at: <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/com>

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spxdelete / amend as necessary and appropriate

COMMENTS

This Reserved Matters application seeks approval for the layout, scale, appearance, and landscaping pursuant to outline planning permission 21/00504/OP, granted on 03.04.2025, for up to 120 dwellings with vehicular access from Flint Road.

Policy Review

The following key policy documents have been used to assess this application:

- National Planning Policy Framework (NPPF, 2024)
- Hertfordshire Local Transport Plan (LTP4) 2018–2031
- North Hertfordshire Local Plan 2011–2031
- HCC's Placement and Movement Planning Design Guide (March 2024)
- NHDC Local Cycling and Walking Infrastructure Plans (LCWIP)
- LTN 1/20
- Manual for Streets (MfS)

Vehicular Access

The primary vehicular access from Flint Road was agreed in principle at the outline planning stage. The submitted access details (Ref: 2502330-ACE-XX-00-DR-C-0006 Rev B) appear acceptable in highway terms. However, the junction between the existing access road serving the allotments and the main site road should be designed in consultation with, and to the satisfaction of, the Local Planning Authority, as it falls outside the highway authority's remit.

The Development Management Implementation (DMI) team has confirmed receipt of the Section 278 applications for both the main access and associated offsite footway works and is progressing their technical review.

approval of access construction details (within the highway) will be issued by DMI following full technical sign off under the S278 process.

However, following a conversation with the respective LPA case officer, the applicant is advised to consider the following recommendations for further consideration

Remove footway on the east side of the access road south of the crossroads at the southern end of the built-up area.

Remove crossings and associated tactiles to the north and south of the junction with the allotment access road.

Widen footway on the west side of the access road south of the crossroads to 3m to serve as a shared-use path.

Give the active travel path priority across the allotments access road.

Add bollards at the corners of the allotments access road junction to protect active travellers.

Remove parking bays in the access road (which entail tree loss and create a 'dooring' hazard if the western footway becomes a shared-use path).

Notes: the above recommendations /changes are fall outside of the highway remits.

Internal Roads and Footways

- All internal footways along the main spine road are shown as 2.0m wide. While this meets the minimum requirement, it is slightly below the preferred widths set out in the recently adopted Placement & Movement Planning Design Guide (2024).
- Internal roads, including the main spine road, are designed at 5.5m width, which complies with current highway standards.
- **Edge Lane connection:** It is noted that there is a reduced-width section of edge Lane near plot 89, where the carriageway narrows from 5 m to 3 m, creating a small gap in the layout. The Highway Authority recommends that this section be designed as a continuous loop to ensure a coherent active travel link and to enable refuse collection vehicles to track through the route safely and effectively.
- Please provide a link to the upgraded footpath from the driveway at Plot 1 (i.e. on the desire line to turn west on the footpath).

Visibility at Junctions

Internal visibility splays have been shown on drawing Ref: 2502330-ACE-XX-00-DR-C-0003 Rev C for internal junctions and bends. These appear satisfactory and acceptable in highway terms.

Refuse Collection and Tracking

Vehicle tracking (Ref: 2502330-ACE-XX-00-DR-C-0005 Rev C) for a 12.1m refuse vehicle and the refuse collection strategy (Ref: HTA-A_DR_0121 Rev C) both appear acceptable.

Car Parking Provision

The indicative parking layout and provision shown on drawing (Ref: 2502330-ACE-XX-00-DR-C-0003 Rev C) appears to be in general accordance with the Placement & Movement Planning Design Guide (March 2024).

Cycle Parking

Detailed designs and locations for cycle parking have not been provided. A separate cycle parking scheme must therefore be submitted in line with the Placement & Movement Planning Design Guide (2024). Condition 3 is recommended to ensure provision prior to first occupation.

Offsite Highway Works (S278)

Comments on the proposed footway widening along Flint Road fall outside the scope of this Reserved Matters application. These elements will be reviewed and approved separately by the DMI team as part of the Section 278 process, including the technical review of delivering 3m wide footways (instead of 2m) as requested by NHDC, subject to highway land availability.

Conclusion

The submitted documents, including plans and supporting material, have been reviewed. Subject to the recommended conditions and relevant informative, the proposed layout, scale, landscaping and appearance are considered acceptable in highway terms.

Signed

Shamsul Huda

12 February 2026