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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: 24/02907/RM
HCC ref: NH/23565/2025
HCC received: 28 May 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land North Of Pound Farm , London Road, St Ippolyts, Hertfordshire, SG4 7NE

Application type

Reserved Matters

Proposal

AMENDED PROPOSAL

Reserved Matters : Application for approval of reserved matters relating to Phases 2 and 3 being appearance, landscaping, layout and scale pursuant to conditions 7, 8 and 9 of planning permission 21/00434/HYA for the erection of 48 dwellings and associated works

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. Internal Roads, Parking and Serving Area: Prior to the first occupation of any dwelling with the development site (phase 2&3) hereby permitted all proposed onsite car and cycle parking, servicing roads, turning /waiting area as shown on the drawing (Ref- ITL200569-GA-002, Rev-C) shall be laid out, demarcated, levelled, surfaced, and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

2. Visibility: Prior to the first occupation of the development (Phase2&3) hereby permitted all visibility splays shall be provided in full accordance with the details indicated on the approved plan (Ref-ITL200569-GA-003, Rev -D)). The splay shall always thereafter be maintained free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018) and Roads in Hertfordshire, Section 4, 2.3

HIGHWAY INFORMATIVE:

AN1) 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

AN2) 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.

AN3) 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 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.

AN4) 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 key documents used to assess the application are.

- National Planning Policy Framework (Dec 2024).
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- HCC's Place & Movement Planning Design Guidance adopted in March 2024
- Manual For Street (MfS1 2007)
- North Herts Local Planning policy [2011-2031]

The applicant site has previous planning history.

LPR Ref- 21/00434/HYA]: Hybrid application for a residential development to provide a total of up to 84 dwellings together with associated access from London Road, including provision of a roundabout, associated parking, landscaping, open space and ancillary works comprising: Phase 1 - Application for full planning permission for the erection of 36 dwellings; Subsequent Phases - Application for outline planning permission all matters reserved except for access on the remaining part of the site for the erection of up to 48 dwellings.

The North Herts District Council seeks the views of the Highway Authority to construct 48 detached dwellings (11 no of 2 beds, 13 no of 3 beds, 11 no of 4 beds and 12 no of 5 beds dwellings) as a part of 2nd and 3rd phase of the Hybridge application (Ref 21/00434/HYA). This is a reserve matters application for approval of appearance landscaping layout and scale, in fact the principle of the development has been agreed as part of the outline application (Ref-21/00434/HYA) for approval of access road appearance, layout, car and cycle parking etc. Outline permission with access matters considered in full was granted on 19th March 2024.

The broad layout of the proposed internal access roads as shown on the drawing (Ref-ITL9262-GA-024, Rev-L) is acceptable, but the LPA should be aware that internal roads will not be adopted by the Highway Authority. However, they should be built to adoptable standards before first occupation of this approved development.

The proposed internal access roads and connection with phase1 has shown on the drawing (Ref-ITL200569-Ga-002, Rev-C). This arrangement would be acceptable, especially as tracking of a 12.1-metre-long refuse vehicles is shown on the drawing (Ref-ITL200569-GA-006, Rev-D) across the site with no obvious problems. All waste collection points are shown to be within 25 metres of the refuse vehicle location. The developer has proposed to use a 12.1 m long refuse collection vehicle (RCV) which is currently in use across the NHDC.

In terms of the main site access arrangement, it has agreed and the construction of this access point including other offsite highway works are underway via s278 agreement.

In terms of parking bays, all appear to meet standards in terms of dimensions and manoeuvrability space around them. Cycle spaces are to be provided in designated as shown. The LPA should be content that the amount of cycle parking complies with standard and will actively encourage sustainable travel. However, I recommend condition 1 and 2 to be endorsed to make sure that all parking area, cycle storage and servicing area are provided before first use of any dwelling with the development site.

Finally, there is no need to secure the travel plan as a travel plan for the entire development has been already secured via s106 under the previous application (Ref- 21/00434/HYA).

In summary, taking account all, I would like to inform you that the Highway Authority has no objection to the proposal subject to the above conditions and informative.

Signed
Shamsul Huda

11 June 2025