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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: 26/01132/FP
HCC ref: NH/29159/2026
HCC received: 21 September 2026
Area manager: Manjinder Sehmi
Case officer: Samuel Tearle

Location

Glebe House, New Inn Road, Hinxworth, Baldock, SG7 5HB

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Erection of 5 detached dwellings (use class C3) with associated car ports, access, parking, EV charging points and landscaping following demolition of no. 2 existing equestrian buildings

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:

Condition 01: Existing Access – Widened or Improved

Prior to the first commencement, the hereby permitted vehicular access improvements, as indicated on drawing number SK05 Rev A, shall be completed and thereafter retained in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Measures to ensure the existing drainage channel at the access remains operational must be provided.

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

Condition 02: Surface Water

Prior to the first use of the development hereby permitted, arrangement shall be made for surface water from the proposed development to be intercepted and disposed of separately so that it does not discharge onto the highway carriageway.

Reason: To avoid the carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) / highway informative to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:

AN1) 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.

AN2) 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.

AN3) 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.

AN4) Roads to remain private: The applicant is advised that all new roads 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.

COMMENTS:

Description

The Local Highway Authority previously reviewed planning application 26/01132/FP on 2nd June 2026 and recommended refusal due to insufficient information being submitted to assess the proposed access arrangement. The Highway Authority requested a 1:200 scale CAD drawing demonstrating the proposed access widening and confirming that it could safely accommodate vehicle movements.

Subsequently, the Applicant submitted Drawing No. SK05 Rev A – Proposed Site Access (dated 07 September 2026), Drawing No. SK06 – Car Swept Path Analysis (dated 07 September 2026), and a supporting cover letter dated 16 September 2026. The Highway Authority has reviewed the additional information and provides the following comments.

Internal Layout and Vehicular Access Arrangement

In response to the Highway Authority's previous comments, the Applicant submitted Drawing No. SK05 Rev A – Proposed Site Access, dated 07 September 2026. Prepared at a scale of 1:200, the drawing shows a 5.2m-wide carriageway extending approximately 11.5m from the access before narrowing to 4.4m, with 5.0m kerb radii.

The submitted information demonstrates the proposed geometry at the junction with Hinxworth Road. Drawing SK06 shows swept path analysis of a large car at the site access and access road, demonstrating that two large cars can pass each other at the access. The previously reviewed Transport Technical Note (dated April 2026) includes further swept path analysis for the internal layout and site access for a fire tender and refuse vehicle (Appendices F and G). This demonstrates that both vehicles can enter and exit the site in forward gear. The Transport Technical note also included details of required visibility splays based on 85th percentile speeds, shown on drawing Sk01 Rev A (Appendix E). The proposed access arrangements are considered acceptable. Works will need to follow the S278 process

Conclusion

It is considered that the previous Highways comments have been addressed. Hertfordshire County Council (HCC), as Highway Authority does not wish to raise an objection.

Signed

Samuel Tearle

9 October 2026