



Q981 Lordship Farm, Holwell, Hertfordshire

Transport Statement P02

Netherdown (Herts) Ltd

October 2025

1.0 Introduction

- 1.1 Cannon Consulting Engineers (CCE) have been appointed by Netherdown (Herts) Ltd to support a planning application for the redevelopment of Lordship Farm Barns to provide a total of six residential properties (two as part of a barn conversion, with the additional four as 'barn-style' dwellings). The latest site masterplan is contained at Appendix A.
- 1.2 The site is located to the southwest of Holwell in Hertfordshire, and is served from an existing access point at Waterloo Lane. The site currently contains two agricultural barns, which are served directly from the existing access road.
- 1.3 Due to the small scale of development, a full Transport Statement is not required. This report therefore, focuses on access to the development, with some information on the planning history.

2.0 Background Information/Planning History

- 2.1 By way of background, CCE have been involved with this site since around 2017, supporting it through three planning applications. The first of which was submitted to North Hertfordshire District Council (Planning Reference 17/01697/LB) for the

“demolition of existing structures. Conversion of retained buildings to form four residential dwellings, including replacement extension to Listed Building. Re-use and alterations to existing cart shed as covered parking area”. This was validated on 7 July 2017 and CCE completed pre-application scoping and supported the application with a Transport Statement. This application was withdrawn on 26 January 2018, before formal highways comments had been received.

- 2.2 This was followed by a second application, validated on 30 April 2018 (Planning Reference: 18/01186/FP) for the

“conversion of a grade II listed building and associated curtilage listed building to two semi-detached residential dwellings including demolition of modern extension and replacement single storey extension. Conversion of further un-listed agricultural building to two semi-detached residential dwellings following its part-demolition and extension. Use of cart shed for covered parking. Associated car parking and landscaping, Minor alteration to existing vehicular access and partial widening of access road (as amended by drawings received 04/09/2018)”. The TS submitted as part of the 2017 application was re-submitted



for this scheme, which was approved with conditions on 27 September 2018. The Decision Notice is contained at Appendix B. This scheme was subject to numerous discharge of conditions applications in 2021.

- 2.3 The most recent application was validated on 21 July 2022 (Planning Reference: 22/01843/LBC) for the

“conversion of a grade II listed building and associated curtilage listed building to two semi-detached residential dwellings (1 x 3-bed and 1 x 4-bed) including demolition of modern extension and replacement single storey extension. Internal alterations”.

- 2.4 CCE supported this application with a revised access plan (Q981-PL-SK-200 P02, contained at Appendix C) and provided advice on a potential construction route. Comments were received from the Highway Authority on 9 August 2022, who raised no objection to the scheme, as the proposal would not have an unreasonable or significant impact on the safety and operation of the surrounding highway. The application was approved by North Hertfordshire on 10 January 2023 (Decision Notice contained at Appendix D), and represents an extant permission. This application has been subject to several discharge of conditions applications since 2023.

3.0 Proposed Development

Vehicular Access

- 3.1 The principle of the proposed access has been approved by HCC through the 2018 application and 2023 planning permission. The approved access layout is shown within CCE Drawing Q981-PL-SK-201 P03, with some slight alterations to the access road as it enters the site. The access comprises a 6.4m wide access with 8m kerb radii tying into Waterloo Lane. The access road narrows to a minimum width of 4.8m approaching the site. This is broadly the same layout as shown within Q351-PL-SK-200 P02 submitted for the 2023 permitted development scheme.
- 3.2 Visibility splays measuring 43m taken from a 2.4m setback could be achieved to the nearside edge of the carriageway to the west (critical direction), and 43m splays are achievable to the opposite lane to the east (non-critical direction). These visibility splays are based on the existing 30mph speed limit (with distances based on Table 7.1 of Manual for Streets), and the principle of 43m splays taken to these positions is accepted as part of the extant 22/01843/LBC planning permission. There have been no notable changes to the existing conditions and therefore HCC approval should remain.
- 3.3 The proposed site access has also been assessed for its suitability in accommodating a refuse vehicle turning into the site. The latest site masterplan shows a bin store located



at the site access, which is located approximately 75m from the closest dwelling, and 135m from the furthest. As this is outside the maximum recommended distance from a dwelling for a bin store (30m walking distance for residents, with a refuse vehicle needing to get within 25m of the bin store as per Section 6.8.9 of Manual for Streets), the vehicle has also been tracked within the turning area in the site, although the exact details of a servicing strategy is subject to confirmation. CCE Drawing Q981-PL-SK-201 P03 shows a 12.1m long refuse vehicle (which CCE have used at other sites within Hertfordshire) entering, departing, and turning within the development site.

- 3.4 Based on this, it is considered the proposed access is 'safe and suitable' to serve the development, in line with Paragraph 115 (b) of the NPPF.

Parking Provision

- 3.5 Parking at the development will be provided in line with the North Hertfordshire District Council 'Vehicle Parking at New Development Supplementary Planning Document' (September 2011) guidance document. The requirements for dwellings with more than two bedrooms, is a minimum of 2 car parking spaces per dwelling (with garages only counted if they measure at least 7m x 3m internally). 1 secure covered cycle space per dwelling should be provided (unless a garage or secure area is provided in the curtilage of the dwelling). In addition to on plot parking the development include space on the road for visitor parking, which based on the scale of development would require between 2 and 5 spaces. (Lower standard applied where there are no garages, and higher standard applied where every dwelling is provided with a garage).
- 3.6 As per the latest site masterplan contained at Appendix A, each dwelling would be provided with at least 2 parking spaces (one of which is 'covered'). 4 visitor parking spaces are proposed, and cycle parking would be provided within allocated storage areas at each dwelling. Based on this, the proposed development would provide parking satisfying the adopted standards.

4.0 Accessibility by Non-Car Modes

Public Transport

- 4.1 Holwell is served by bus route 89, operated by Centre bus (South) and providing a service between Hitchin and Henlow Camp, via Holwell, Pirton and Shillington. The nearest bus stops (Rectory) are located at Pirton Road (close to Holwell Village Hall), approximately 300m northeast of the existing access. There are 7 services in each direction on weekdays, 6 in each direction on Saturdays. Bus timetables are contained within Appendix E.

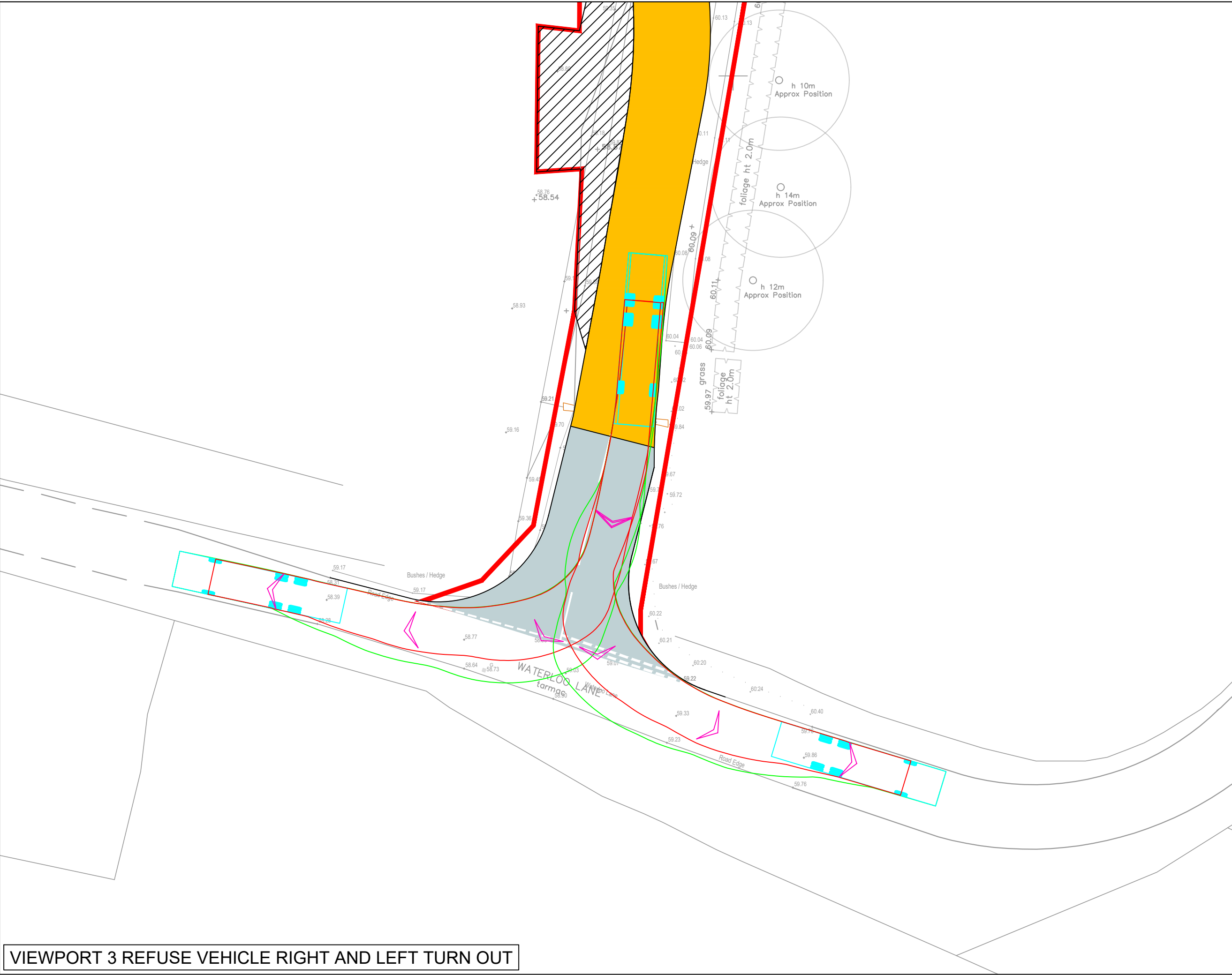
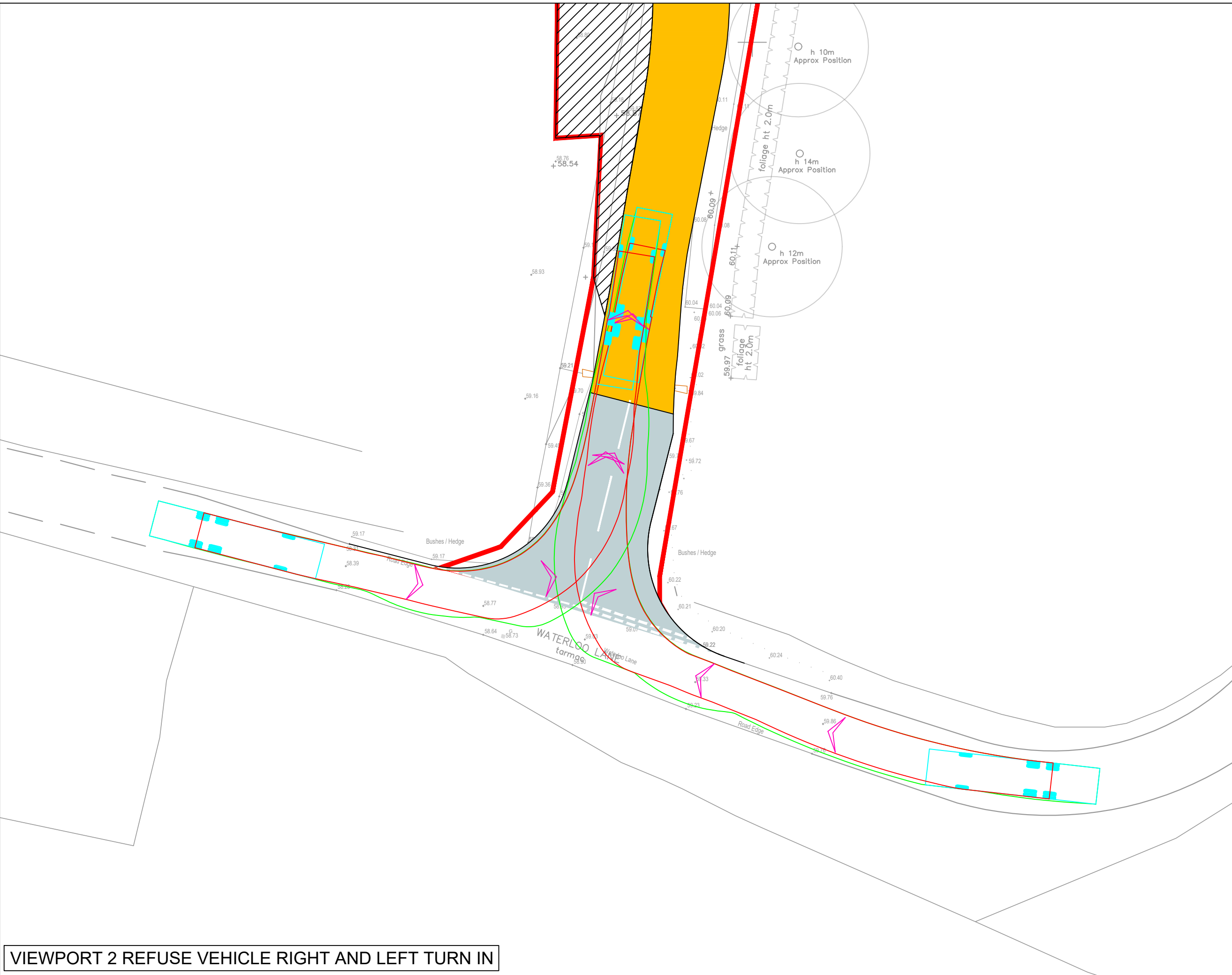
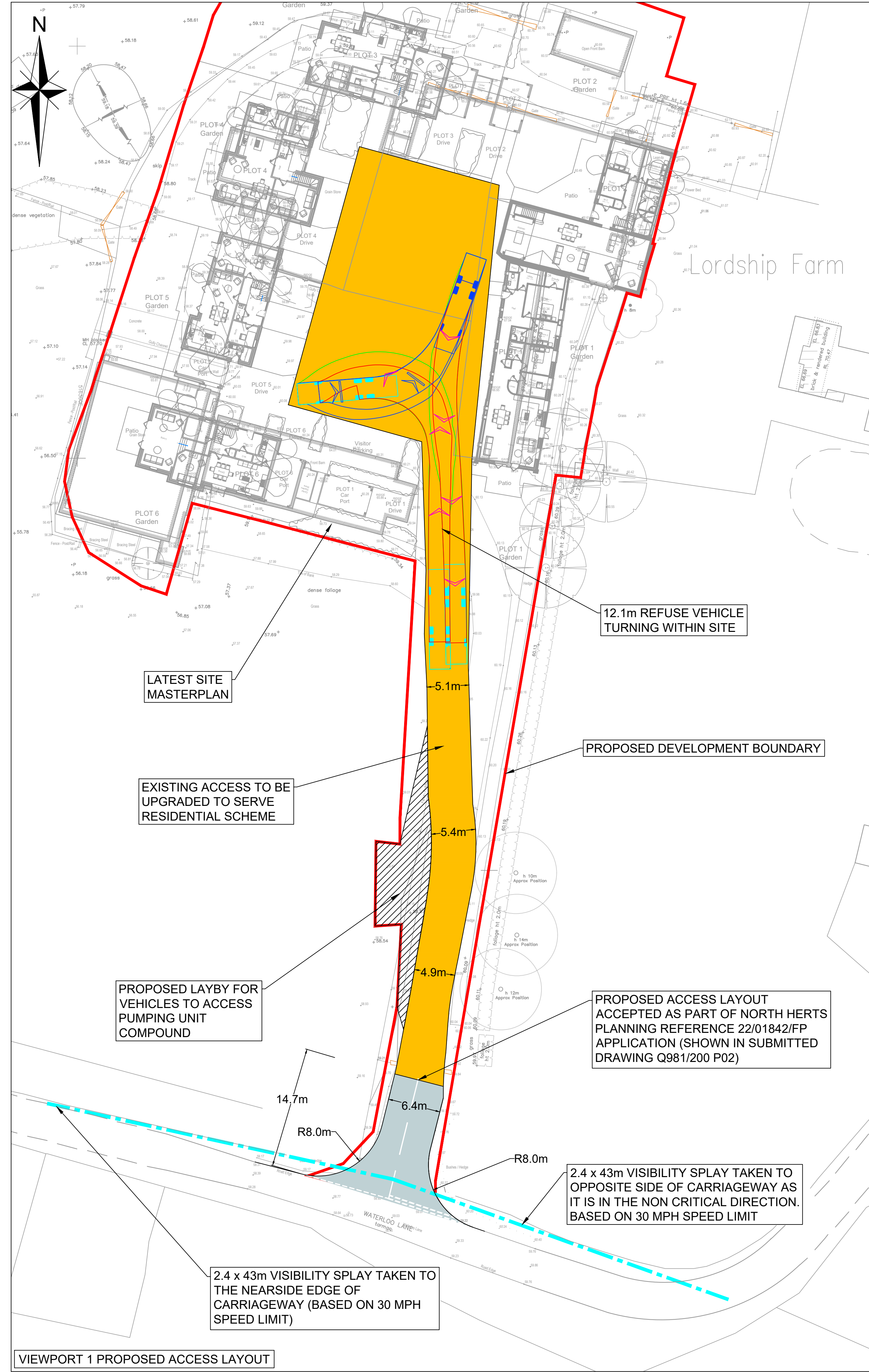


Walking and Cycling

- 4.2 There are no footways in the immediate vicinity of the site, although this is characteristic of its rural location. The nearest footway is located east of the site along Pirton Road, beginning approximately 120m east of the site access and extending north through the village. Public Right of Way (PRoW) FP Holwell 006 extends around the northern boundary of the site, connecting between Waterloo Lane and Pirton Road (north of the Rectory bus stops). Furthermore, PRoWs FP 013 and BW 005 extend south and east respectively, from Pirton Road southeast of the site.
- 4.3 There are no dedicated cycle routes in the immediate vicinity of the site, although the rural character and low-traffic environment should allow cyclists to be accommodated within the carriageway. The 'CrashMap' database indicates that within the most recent 5-year period (2019 – 2023) there have been no recorded incidents within Holwell which involve a cyclist, indicating the local highway network has operated safely with cyclists on-carriageway.

5.0 Conclusions

- 5.1 Based on the information provided within this report, it is considered the development can be served from a 'safe and suitable' access, and the residual cumulative impacts of the scheme would not be 'severe'.



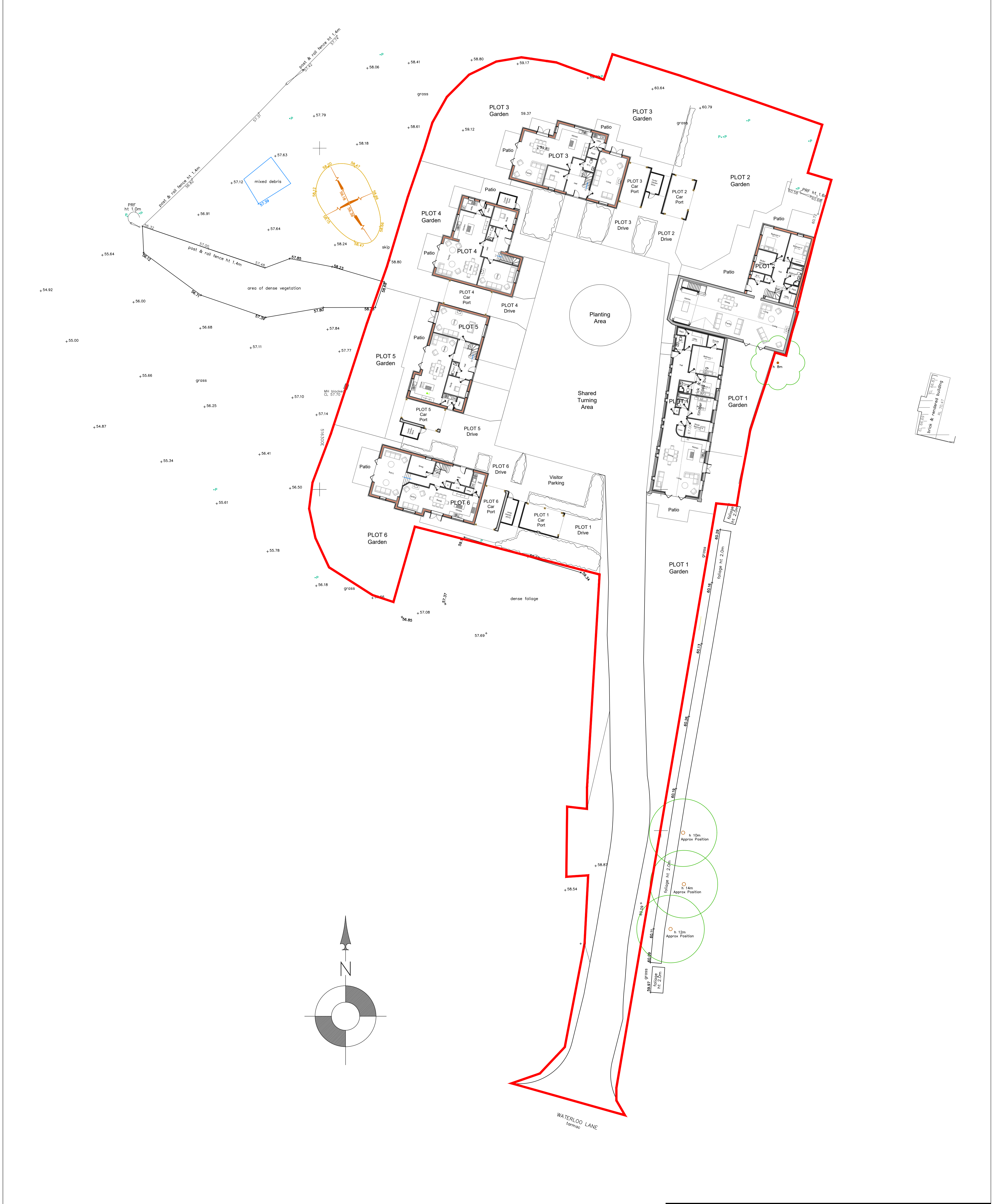
KEY			
ECONIC 12.1			
Overall Length	12.100m		
Overall Width	2.550m		
Overall Body Height	3.760m		
Min Body Ground Clearance	0.312m		
Track Width	2.550m		
Lock to lock time	4.00s		
Kerb to Kerb Turning Radius	10.150m		

- NOTES**
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
 - ALL LEVELS RELATE TO ORDNANCE SURVEY DATUM.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION ALL RELEVANT DOCUMENTS.
 - CARRIAGEWAY MARKINGS AND ROAD SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE TRAFFIC SIGNS AND GENERAL DIRECTIONS".

P03	UPDATED WITH LATEST MASTERPLAN		-	DSPS	-	03/10/2025
P02	UPDATED WITH LATEST MASTERPLAN		-	DSPS	-	09/09/2025
P01	UPDATED FOLLOWING COMMENTS		-	DSPS	-	16/05/2025
REV	DESCRIPTION		DE	DR	CH	DATE
DESIGNED BY		DRAWN BY		CHECKED BY		
-		JTH		-		
SCALE @ A1 SIZE			DATE			
D.N.S			25.03.25			
PROJECT TITLE						
LORDSHIP FARM, HOLWELL, HERTFORDSHIRE						
DRAWING TITLE						
PROPOSED ACCESS LAYOUT AND SWEPT PATH ASSESSMENT						
CLIENT						
NETHERDOWN						
						
Cambridge House, Lamwades Business Park, Kentford, Newmarket, CB8 7PN Tel: 01638 555107 www.cannonce.co.uk info@cannonce.co.uk						
DRAWING NUMBER						REV.
Q981 - PL - SK - 201						P03



Appendix A



Proposed Site/ Topographical Plan
Scale 1:250

Sidey Design

ARCHITECTURE

10 MARKET SQUARE, HIGHAM FERRERS, NN10 8BT
TEL: 01933 317967 FAX: 01933 311161
EMAIL: enquiries@sideydesign.co.uk
WEBSITE: www.sideydesign.co.uk

Client

Netherdown (Herts) Ltd

Title

Proposed Development on Land West Of,
Lordship Farmhouse, Pirtan Road, Holwell,
Hertfordshire

Drawing Status

PLANNING

Drawing

Proposed Site/ Topographical Plan

Date

Oct '25

Drawn

Checked

Scale

As Noted

Drawing No.

25-058-02

Rev.



Appendix B



NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order
2015

DECISION NOTICE

Correspondence Address:

Bidwells
John Ormond House
899 Silbury Boulevard
Central Milton Keynes
MK9 3XJ

Applicant:

Ms Helen Flint

PARTICULARS OF DEVELOPMENT

Application: 18/01186/FP

Proposal: Conversion of a grade II listed building and associated curtilage listed building to two semi-detached residential dwellings including demolition of modern extension and replacement single storey extension. Conversion of further un-listed agricultural building to two semi-detached residential dwellings following its part-demolition and extension. Use of cart shed for covered parking. Associated car parking and landscaping, Minor alteration to existing vehicular access and partial widening of access road (as amended by drawings received 04/09/2018).

Location: Lordship Farm, Pirton Road, Holwell, Hitchin, Hertfordshire, SG5 3SS

Plan Nos: ASC.14.614 DR-A-001 P2 DR-A-100 P2 DR-A-105 P3 DR-A-110 P3 DR-A-111 P3 DR-A-112 P3 DR-A-200 P2 DR-A-201 P3 DR-A-202 P3

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 30 April 2018, subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.

(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

- (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
- (ii) The results from the application of an appropriate risk assessment methodology.

(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

(e) Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local

Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

4. No development shall commence until visibility splays have been provided in full accordance with the details indicated on the approved plan number Q891/200. The splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

5. Prior to the commencement of the use hereby permitted the vehicular access (indicated for improvement on drawing number Q891/200) shall be upgraded / widened to a minimum width of 5.5 metres and provided with kerb radii of 8 metres in accordance with the Hertfordshire County Council construction specification for the first 15 metres as measured back from the near channel edge of the adjacent carriageway. Prior to use arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: In the interest of highway safety and traffic movement.

6. The development shall not begin until full details of all proposed construction vehicle access, movements, parking arrangements and wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. The relevant details should be submitted in the form of a Construction Management Plan and the approved details are to be implemented throughout the construction programme.

Reason: To minimise danger, obstruction and inconvenience to users of the highway.

7. a) No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
 1. The programme and methodology of site investigation and recording
 2. The programme and methodology of site investigation and recording as suggested by the evaluation
 3. The programme for post investigation assessment
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

b) The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under part 'a' of this condition.

c) The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part 'a' of this condition and the provision made for analysis and publication where appropriate.

Reason: To safeguard the archaeological record.

8. No development shall take place until details of the design, location and maintenance of temporary barn owl boxes is submitted and approved by the Local Planning Authority. The approved details will be implemented during the course of the development.

Reason: To ensure the potential for barn owl roosting on the farm during the construction phase is maintained.

9. Prior to the first occupation of the development hereby permitted, details of the design, location and maintenance of permanent barn owl boxes must be submitted and approved in writing by the Local Planning Authority. The approved details will be implemented as approved.

Reason: To ensure the potential for barn owl roosting on the farm post-development is maintained.

10. Prior to the demolition of any building within the application site, the buildings must be checked for the presence of barn owls immediately beforehand and, if present, appropriate measures should be taken to ensure their safety.

Reason: To ensure barn owls are not disturbed or harmed and the risk of an offence being committed is reduced.

11. No development shall commence until further details of the circulation route for refuse collection vehicles have been submitted to the Local Planning Authority and approved in writing. The required details shall include a full construction specification for the route, and a plan defining the extent of the area to which that specification will be applied. No dwelling forming part of the development shall be occupied until the refuse vehicle circulation route has been laid out and constructed in accordance with the details thus approved, and thereafter the route shall be maintained in accordance with those details.

Reason: To facilitate refuse and recycling collections.

12. Before the occupation of any of the dwellings hereby permitted, the car parking facilities shown on the approved plan no. 42533.DR-A-110.P3 shall be marked out and made available, and shall thereafter be kept available solely for the parking of motor vehicles.

Reason: To ensure the provision of satisfactory car parking facilities clear of the public highway to meet the needs of the development.

13. Prior to the commencement of the development hereby permitted, landscaping details are to be submitted to and approved in writing by the Local Planning Authority. The submitted information should cover the following points:
- a) which, if any, of the existing vegetation is to be removed and which is to be retained
 - b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting
 - c) the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed
 - d) details of any earthworks proposed

The landscaping details approved under this condition shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C, D and E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

15. A sample of the new slate for Units 3 and 4 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.

Reason: To ensure that special regard is paid to preserving the setting of the listed barn and curtilage-listed outbuilding under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

16. All new windows, external doors and frames to glazed screens at Units 3 and 4 shall be constructed in timber unless otherwise agreed and approved in writing by the Local Planning Authority and the external finish thereof shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the new windows, external doors and frames to glazed screens.

Reason: To ensure that special regard is paid to preserving the setting of the listed barn and curtilage-listed outbuilding under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

17. Full details (including bond and copings) of the 1.5m and 1.8m boundary walls to the east of Unit 1 shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the walls hereby approved.

Reason: To ensure that special regard is paid to preserving the setting of the listed barn and grade II listed farmhouse under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

18. A sample of the brick to be used for i) the ground floor facing brickwork to Units 3 and 4 and ii) the construction of the boundary walls in Condition 3 above shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the walls hereby approved.

Reason: To ensure that special regard is paid to preserving the setting of the listed barn and grade II listed farmhouse under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

19. No development hereby permitted shall commence until a Footpath Diversion Order has been confirmed by Hertfordshire County Council in association with the Local Planning Authority for Holwell Foot Path 006.

Reason: To ensure that no development takes place prior to the necessary legislation having been complied with.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

1) Construction standards for works within the highway:

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 website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

2) Bats:

Works to the listed barns would best be undertaken during winter months to ensure bats are unlikely to be present. However if not, a dawn re-entry survey immediately prior to works commencing would help to confirm continued lack of roosting.

3) Construction hours:

Construction operations related to the development should occur only between the following hours: 0800-1800 Monday to Friday, 0800-1300 on Saturdays, no working on Sundays and Bank Holidays.

Signed:



Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Development & Conservation Manager

Date: 27 September 2018

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 The fee is £116 per request or £34 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse. No fee is required for applications resulting from a condition removing "permitted development rights".

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-

application

- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to

develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

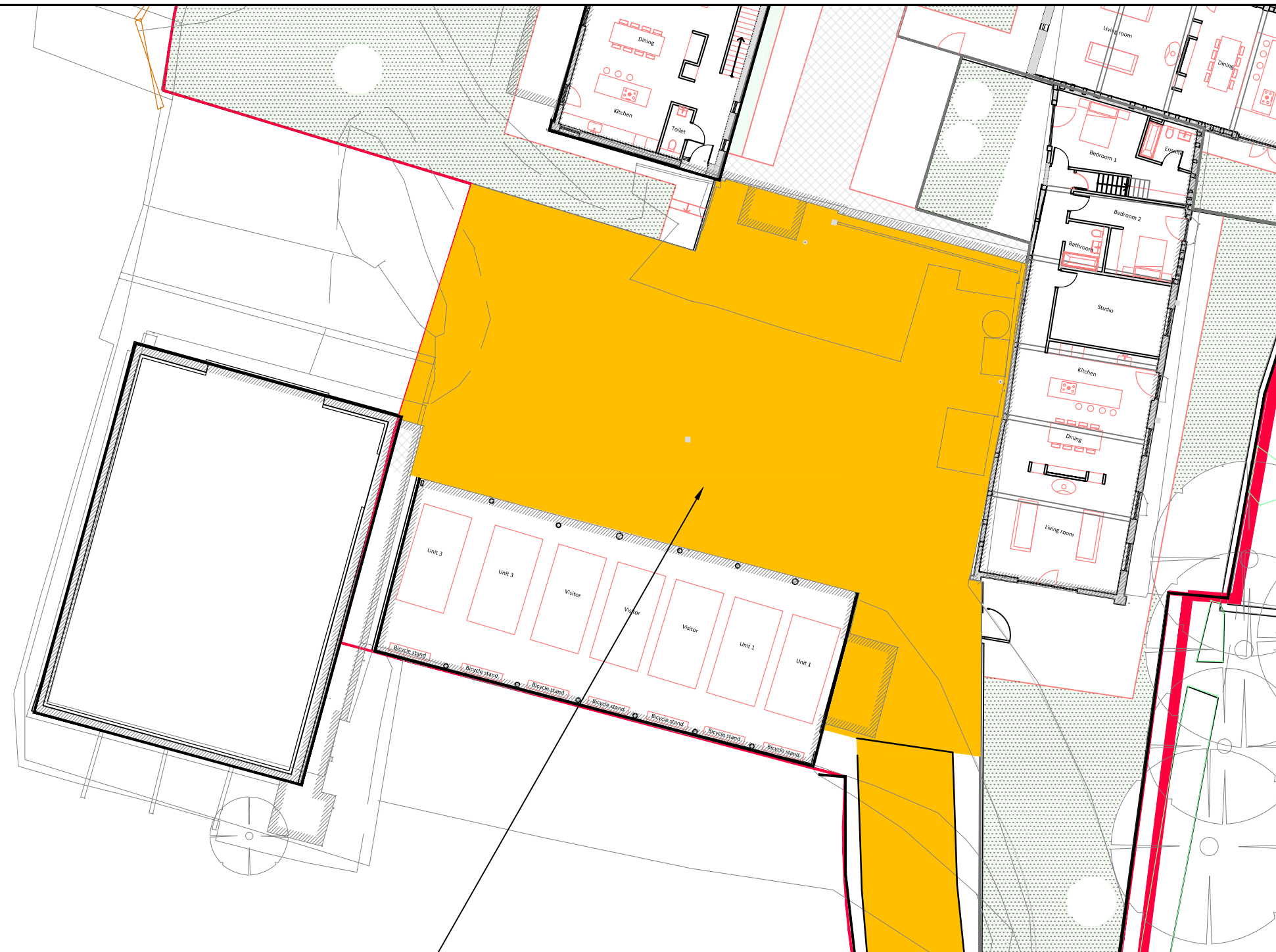
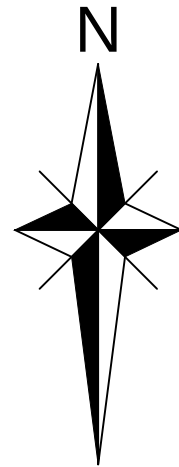
In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

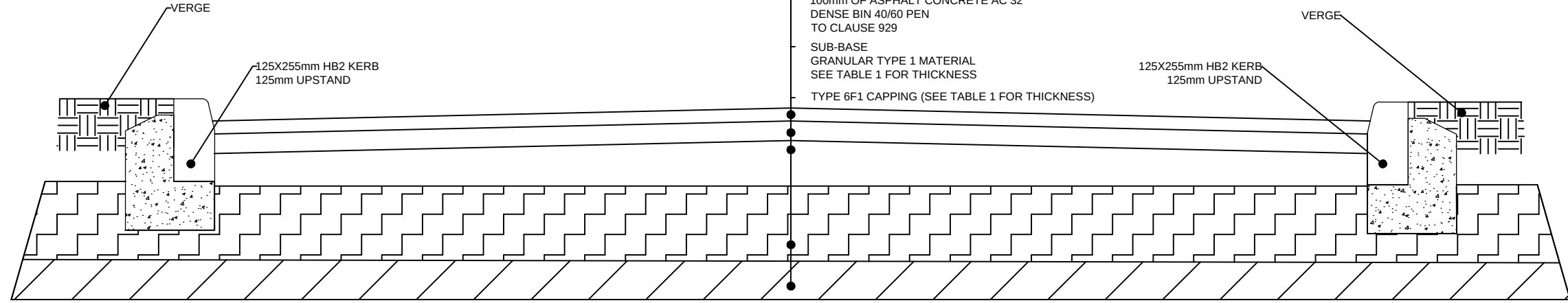
THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BY-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.



Appendix C



TURNING AREA FOR
12.1m LONG
REFUSE VEHICLE



FULL DEPTH CARRIAGEWAY CONSTRUCTION DETAIL

TABLE 1		
CBR%	MINIMUM CAPPING THICKNESS	MINIMUM SUB-BASE THICKNESS
Less than <2.5%	600mm	150mm
2.5%-5%	350mm	350mm
5.0%-15%	-	150mm
15.0%-30.0%	-	225mm
Greater Than 30.0%	-	150mm

R40.0

5.4

WIDENING ON BEND
600mm
5.4m WIDE

ACCESS ROAD
4.8mWIDE
>5.5m FOR THE
FIRST 15m

REST OF CARRIAGEWAY TO BE 300mm
GRANULAR TYPE 1 CONSTRUCTION
WHICH WOULD NEED A FULL
COMPACTION REGIME TO BIND LAYERS.

VISIBILITY SPLAY
2.4m x 43m

4.8

FIRST 15m TO
SPECIFICATION AS
PER INSET

VEGETATION TO BE
TRIMMED BACK
FROM VISIBILITY
SPLAY

VISIBILITY SPLAY
2.4m x 43m

15.6

6.4

R8.0

0 10m 20m
1:200

- NOTES:
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
 2. DO NOT SCALE FROM THIS DRAWING, WORK FROM FIGURED DIMENSIONS ONLY.
 3. ALL LEVELS RELATE TO ORDNANCE SURVEY DATUM.
 4. THIS DRAWING IS TO BE READ IN CONJUNCTION ALL RELEVANT DOCUMENTS.
 5. CARRIAGEWAY MARKINGS AND ROAD SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE TRAFFIC SIGNS AND GENERAL DIRECTIONS.
 6. VEHICLE SWEEP PATH GENERATED WITH AUTODESK VEHICLE TRACKING 2016.1

P02	CLIENT NAME UPDATED	-	DP	-	06/2021	
P01	ROAD CONSTRUCTION REVISED	-	DP	-	05/2021	
REV	DESCRIPTION	DE	DR	CH	PA	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	PASSED BY			
-	-	-	-			
SCALES @ A1 SIZE		DATE		ISSUE STATUS		
1:250		MAY 2017		PRELIMINARY		

PROJECT TITLE

LORDSHIP FARM,
HOLWELL, HERTFORDSHIRE

DRAWING TITLE

HIGHWAY ACCESS

CLIENT

H FLINT

CANNON
CONSULTING ENGINEERS
Highways, Transport & Infrastructure Planning

Cannon Consulting Engineers
Cambridge House, Kentford, Newmarket, Suffolk, CB8 7PN
Tel: +44 (0)1638 555 107
info@cannonce.co.uk www.cannonce.co.uk

DRAWING NUMBER

Q981/200

REV.

P02



Appendix D

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1992

DECISION NOTICE

Correspondence Address:
Roebuck Land And Planning Ltd
3 High Street
Stoke Goldington
MK16 8NP
Bucks

Applicant:
H Flint

Application:	22/01843/LBC
Proposal:	Conversion of a grade II listed building and associated curtilage listed building to two semi-detached residential dwellings (1 x 3-bed and 1 x 4-bed) including demolition of modern extension and replacement single storey extension. Internal alterations.
Location:	Barn To The West Of Lordship Farmhouse, Pirton Road, Holwell, Hertfordshire
Approved Plan Nos:	Q981/200 Rev P02, 20255 PL-01A, 20255 PL-02 20255 PL-03, 20255 PL-04, 20255 PL-05, 20255 PL-06 20255 PL-07, 20255 PL-08, 42533 DR-A-111, ASC 14 613 ASC 14 614, ASC.14.486, DR-A-200

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT LISTED BUILDING CONSENT** to the works described above and proposed by you in your application received with sufficient particulars on 21 July 2022.

The consent is subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the replacement of any part of the timber frame forming part of the listed barn and curtilage-listed outbuilding, the extent of works and confirmation of the type of material to be used, shall be submitted to and approved in writing by the Local Planning Authority prior to the frame replacements being introduced.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Notwithstanding the fact that both the listed barn and curtilage-listed outbuilding have existing slate roofs and that drawing no. PL-08 refers to 'Roof tiles to closely match existing in colour and appearance', the roofs of both buildings shall be covered with natural slate and any shortfall made up from slates to match, unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn and curtilage-listed outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. A sample of the brick to be used to construct the plinth to the listed barn (Unit 2) shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the plinth hereby approved.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. All new windows, external doors and frames to glazed screens at Units 1 and 2 shall be constructed in timber unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn and curtilage-listed outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Full details of all insulation systems to external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the insulation.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed barn and curtilage-listed outbuilding under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. All new rainwater goods shall either be black-painted metal or black cast-iron effect unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to preserving the setting of the listed barn and curtilage-listed outbuilding under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Signed:



Ian Fullstone
Service Director – Regulatory

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 9 January 2023

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.

- 3 No fee is payable for any consent, agreement or approval required by condition or limitation attached to the grant of a Listed Building Consent. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application
- 4 If you are aggrieved by this decision, you may appeal to The Planning Inspectorate, , within 6 months of this decision or, in exceptional circumstances, such longer period as the Secretary of State may agree.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

- 5 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact the Hertfordshire Highways, Northern Area Office, Antelope House, Gates Way, Stevenage, SG1 3HL or telephone 01438 757800.



Appendix E



Hitchin to Henlow Camp

via Pirton, Shillington & Meppershall

Monday to Friday	89	89	89	89	89	89	89	89	89	89
	Sch	◆	SH							
Hitchin Wilbury Way Industrial Estate	-	0850	-	-	-	-	-	-	1705	1832
Hitchin Grove Road	-	0852	-	-	-	-	-	-	▼	▼
Hitchin Railway Station	-	▼	-	-	-	-	1539	1555	1722	1839
Hitchin Bancroft	0715	0900	0940	1155	1235	1415	1555	1558	1725	1842
The Priory School	▼	▼	▼	▼	▼	▼	1601	▼	▼	▼
Holwell Turn	0723	0908	0948	1203	1243	1423	1606	1606	1733	1850
Holwell Church	▼	0911	▼	1206	1246	1426	1609	1609	1736	1853
Pirton The Motte & Bailey PH	▼	0917	▼	1213	1252	1433	1615	1615	1742	1859
Shillington Post Office	▼	-	▼	-	1258	-	1621	1621	1748	R
Shillington Bury Road	▼	-	▼	-	1302	-	1625	1625	1752	R
Meppershall The Sugar Loaf PH	▼	-	▼	-	1308	-	1631	1631	1758	R
Lower Stondon School	▼	-	▼	-	1314	-	1637	1637	1804	-
Henlow Camp Bird in Hand PH	0727	-	0952	-	1316	-	1639	1639	1806	-

Saturday	89	89	89	89	89	89	89
Hitchin Bancroft	0900	0940	1155	1235	1415	1615	1715
Holwell Turn	0908	0948	1203	1243	1423	1623	1723
Holwell Church	0911	▼	1206	1246	1426	1626	1726
Pirton The Motte & Bailey PH	0918	▼	1213	1252	1433	1632	1732
Shillington Post Office	-	▼	-	1258	-	1638	1738
Shillington Bury Road	-	▼	-	1302	-	1642	1742
Meppershall The Sugar Loaf PH	-	▼	-	1308	-	1648	1748
Lower Stondon School	-	▼	-	1314	-	1654	1754
Henlow Camp Bird in Hand PH	-	0952	-	1316	-	1656	1756

Sunday and Bank Holidays

Sorry, there are no Sunday or Bank Holiday buses on this route

Key to notes

- Sch** This journey only runs on school days.
- ◆** This journey operates via **Hitchin** Hollow Lane (for Hitchin Girls' School)
- SH** This journey only runs during school holidays.
- R** The bus will stop here by request to drop off only - please ask the driver when boarding.

Contactless payment available on this route))))



Henlow Camp to Hitchin

via Meppershall, Shillington & Pirton

Monday to Friday	89	89 Sch ♦	89 SH	89	89	89	89	89	89	89
Henlow Camp Bird in Hand PH	-	0727	0729	-	0952	-	1327	-	1641	1808
Lower Stondon School	-	0730	0732	-	0954	-	1329	-	▼	▼
Meppershall The Sugar Loaf PH	0636	0736	0738	-	1000	-	1335	-	▼	▼
Shillington Bury Road	0642	0742	0744	-	1006	-	1341	-	▼	▼
Shillington Post Office	0646	0747	0748	-	1010	-	1345	-	▼	▼
Pirton The Motte & Bailey PH	0654	0755	0756	0918	1018	1213	1353	1433	▼	▼
Holwell Church	0658	0805	0802	0924	1024	1219	1359	1439	▼	▼
Holwell Turn	0703	0809	0805	0927	1027	1222	1402	1442	1645	1812
Hitchin Bancroft	(0713)	0825	0812	0935	1035	1230	1410	1450	1653	1820
Hitchin Railway Station	(0710)	0835	0815	-	-	-	-	-	▼	▼
Hitchin Grove Road	-	▼	▼	-	-	-	-	-	1658	1825
Hitchin Wilbury Way Industrial Estate	-	0841	0821	-	-	-	-	-	1700	1827

Saturday	89	89	89	89	89	89	89
Henlow Camp Bird in Hand PH	0807	-	0952	-	1327	-	1656
Lower Stondon School	0809	-	0954	-	1329	-	▼
Meppershall The Sugar Loaf PH	0815	-	1000	-	1335	-	▼
Shillington Bury Road	0821	-	1006	-	1341	-	▼
Shillington Post Office	0825	-	1010	-	1345	-	▼
Pirton The Motte & Bailey PH	0833	0918	1018	1213	1353	1433	▼
Holwell Church	0839	0924	1024	1219	1359	1439	▼
Holwell Turn	0842	0927	1027	1222	1402	1442	1700
Hitchin Bancroft	0850	0935	1035	1230	1410	1450	1708

Sunday and Bank Holidays

Sorry, there are no Sunday or Bank Holiday buses on this route

Key to notes

- Sch** This journey only runs on school days.
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