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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: 25/03050/FP
HCC ref: NH/27571/2025
HCC received: 17 December 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

The Ruddery, Ashwell Street, Ashwell, Hertfordshire, SG7 5QF

Application type

Full Application

Proposal

Full Planning Permission : Erection of 4 dwellings including parking and landscaping

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.

HIGHWAY INFORMATIVE:

AN) The Public Right of Way(s) should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. Safe passage past the site should be maintained at all times for the public using this route. The condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overspills of cement & concrete) should be made good by the applicant to the satisfaction of the Highway Authority. No materials shall be stored or left on the Highway including Highway verges. If the above conditions cannot reasonably be achieved, then a Temporary Traffic Regulation Order (TTRO) would be required to close the affected route and divert users for any periods necessary to allow works to proceed, for which a fee would be payable to Hertfordshire County Council. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rights->

of-way/rights-of-way.aspx or by contacting Rights of Way, Hertfordshire County Council on 0300 123 4047.

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) 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) 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.

The key documents used to assess the application are

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

DESCRIPTION OF PROPOSED DEVELOPMENT:

The proposal of 4 new dwelling is to be built detached on the site with a garage/ carport. Parking for vehicles will be provided as shown on the accompanying plans. Secure cycle storage for bicycles will be provided for the new dwelling within the garage block.

A Bin storage area will be provided for the new dwelling along the new access road which will be remain private. The highway authority recognised that there are existing means of refuse bins collection along Ashwell Street and assumed that similar approach /means will be used for the proposed development.

HIGHWAYS COMMENTS:

The proposed development involves the construction of 4 dwelling withs Parking for 8 vehicles. The proposed car parking provision and layout is the responsibility of the LPA to determine the level and suitability of the car parking proposals; however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of the HCC HA.

It is also proposed that pedestrian/vehicular access to the proposed development will be taken from the existing access off Ashwell Street.

Ashwell Street is a Byway Open to All Traffic (BOAT) and not maintained by the highways. The applicant is advised to contact Countryside & Rights of Way Service team [CHN101, County Hall, Pegs Lane, Hertford SG13 8DN. Email row@hertfordshire.gov.uk see informative above] for any alterations as proposed to the existing access arrangement.

The Highway Authority has reviewed the proposals and acknowledges that the development which is located within a residential area is not expected to have any detrimental impact on the operation and safety of the nearby public highway.

The Local Planning Authority (LPA) is requested to secure condition for a construction traffic management plan to minimise hazards and disruption to road users in and around the application site.

The proposed dwelling is in close proximity of the nearby village and within reasonable access of a bus stops. There is a continuous footpath along Station Road to the village facilities.

Ashwell Street is a privately maintained road and therefore beyond the authority of the Highway Authority who are responsible for all roads/footways/verges. Given that the access matches that which was recently granted on the adjoining site, the existing junction visibility appears adequate, and the road is not heavily trafficked, there is no objection to the proposal on highway grounds.

Signed
Shamsul Huda

7 January 2026