



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: 24/02882/FP
HCC ref: NH/23738/2025
HCC received: 28 January 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Highwood, Hitchwood Lane, Preston, Hitchin, SG4 7RY

Application type

Full Application

Proposal

Full Planning Permission : Erection of one self-build detached dwelling following demolition of existing outbuilding including parking, hard and soft 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 subject to the following conditions:

Conditions:

No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Statement shall include details of:

- Access arrangements to the site.
- Traffic management requirements.
- Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas).
- Siting and details of wheel washing facilities.
- Cleaning of site entrances, site tracks and the adjacent public highway.
- Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times.

- Provision of sufficient on-site parking prior to commencement of construction activities.
- Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
- Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding which must be kept within the site boundary, pedestrian routes and remaining road width for vehicle movements
Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

The cycle parking store shall be constructed and laid out in accordance with the approved plans, agreed details and completed prior to occupation of the development hereby approved and shall thereafter be retained and maintained.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

The Electric Vehicle Charging Points and associated infrastructure details forming part of the planning application submission and indicated on the approved plans shall be implemented and brought into operation prior to the occupation of any residential unit hereby approved or any commercial use hereby approved commencing. Thereafter the Electric Vehicle Charging Points shall be permanently retained available for use at all times.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

ADVISORY NOTE

HCC as Highway Authority recommends inclusion of the following Advisory Notes to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

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.

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.

Brief Description of Proposed Development in support by the applicant:

This Transport Advice letter has been prepared in regard to the redevelopment of a replacement dwelling.

The proposed development comprises the demolishing of an existing barn, which includes planning consent (under NHDC planning reference 23/01910/PNQ) to be converted into a residential unit (use class C3), into one replacement dwelling (use class C3).

Access into the site is proposed to be retained in line with existing arrangements, via an existing secondary access off the private path which leads to the wider site known as Highwood, and accessible off Hitchwood Lane, to the south-east of the village of Preston.

It is therefore proposed that the existing (former barn) structure on site is demolished, to be replaced by the new dwelling.

The development of a replacement 1-bedroom dwelling, which would front the existing secondary access path, which is accessible from the access route into the wider site. Parking and bin storage space is proposed to the side of the new dwelling.

In terms of parking, the scheme proposes the provision of 2 allocated car parking spaces for the dwelling, plus one parking space allocated for visitors, meeting local policy requirements. Space for long-term parking of 1 bicycle is also proposed to be introduced within a cycle shed in the same area.

The scheme proposes the standard provision of waste and recycling bins, as recommended by NHDC.

Bins are to be moved out to the existing collection point on servicing days, set near the main entrance of the wider site. The bins would then be moved back to their long-term storage position at the end of the day.

It is noted that the development scheme comprises one replacement dwelling, and as such the quantum of development remains the same as previously consented through planning application reference 23/01910/PNQ.

The proposed replacement dwelling is therefore expected to generate the same number of vehicular trips and car parking demand as within the consented scheme on site.

The scheme is not expected to generate any additional impacts to the local transport network, or to the surrounding highway areas, following the redevelopment of the site.

Summary and Conclusion

The proposals are similar in quantum to the consented dwelling on site, with the development comprising the development of a 1-bedroom dwelling.

The scheme will not generate any additional impacts to the local transport networks and the surrounding highway areas, and as such is acceptable from a transport and highways perspective.

Highways comments:

The proposal involves the demolition of an existing barn/outbuilding to be replaced with the erection of a 1 bed dwelling and associated car parking.

Prior Approval was sought and granted for the conversion of an existing barn into one 1-bed dwellings under Class Q, Part 3 of Schedule 2 of the General Permitted Development Order as amended.

As part of the prior approval consultation HCC Highways raised an objection.

“The HA acknowledges that the proposed development is not expected to have any significant impact on the operation of the highway network. The main concern the HA has relates to the unsustainable location of the proposed residential development and the highway safety of pedestrians resulting from the change of use.

The Highway Authority under the current submission cannot support the proposals due to the application has failed to demonstrate a satisfactory policy and design-led approach to the accessibility of the proposed development contrary to Hertfordshire’s Local Transport Plan (LTP4) policies 5 and 6 and also contrary to the principles of sustainable development contained in the NPPF.”

No cycle parking storage and EV charging points have been shown, nevertheless the HA believes that there is sufficient scope for the applicant to satisfactorily address the above requirements and therefore could be conditioned.

Recommendation:

No objection subject to the following conditions:

Signed

Senober Khan

18 February 2025