



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

Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AW

District ref: 6/2024/0884/FULL
HCC ref: WH/21129/2024
HCC received: 29 May 2024
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

12 Hill Rise Cuffley Potters Bar EN6 4EE

Application type

Full Application

Proposal

Erection of a replacement dwelling following the demolition of the existing dwelling

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.

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

AN1) 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 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) 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.

AN3) 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.

AN4) Construction Management Plan (CMP) or Statement: the Highway Authority recommends the adoption of a CMP to help developers minimise the impact of construction activities both on and off site affecting the wider environment. 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>

COMMENTS

The proposals are for the demolition of the existing dormer bungalow and construction of a replacement four-bedroom dwelling house. Hill Rise is an unclassified road maintainable by the highway authority, providing a local access function in the road hierarchy. The vehicle speed past this site is limited to 30 mph. There have been no recorded accidents in the road in a rolling 5-year period.

Policy Review:

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (December 2023)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 (2018-2031, May 2018)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)
- HCC Residential Dropped Kerbs Policy (May 2024)

New developments are expected to provide safe access by all modes of transport, in particular non-car modes, thereby contributing to a diminishing reliance on exclusively car-borne access, in accordance with both local and national policies and guidance.

Access on foot

The site is situated within 0.8km walk of Cuffley village centre, offering a variety of local businesses and services.

Access by bicycle

The village centre and railway station are accessible by cycle using roads with relatively low speed limits. However, the Highway Authority notes that no provision has been made for cycle parking in the proposed development. 'Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020)

recommends that for cycle parking storage should be 2m (1.8m is acceptable) in length by 0.3m space between cycles. There should be parking for one cycle per bedroom. Outside cycle parking should be covered and lockable.

Access by public transport

There are bus stops within walking distance on Plough Hill, but the route is only served three times a day in each direction. Cuffley railway station offers regular local services between central London, Hertford and Stevenage.

Access by private vehicle

The new development will make use of essentially the same access and parking arrangements for private vehicles as currently, including the existing dropped kerb. However the Highway Authority notes that no provision has been made for either active or passive electric vehicle charging. HCC's Place & Movement Planning Design Guidance (3.7.4.8) sees development applications as an opportunity to install charging points in new residential accommodation.

Pedestrian visibility splays should be retained at all times to each side of the access. They should be measured from the point where the edges of the access way cross the highway boundary, 2.0 metres into the site and 2.0 metres along the highway boundary thereby forming a triangular visibility splay, within which there should be no obstruction to visibility between 0.6 metres and 2.0 metres above the carriageway.

It is an offence to discharge any surface water from a private driveway onto the pavement/road or into a highway drain. Adequate drainage must be installed to take water away from the driveway so that it does not discharge onto the pavement/road or into a highway drain. Any re-surfacing of the vehicle hardstanding should be in accordance with DCLG guidance on the permeable surfacing of front gardens and shall be surfaced to LPA approved durable bound material.

Guidance on permeable surfacing of front gardens can be found on the government website: <https://www.gov.uk/government/publications/permeable-surfacing-of-front-gardens-guidance>

Access by service vehicles

The location satisfies the requirement under MfS 6.7.2 that fire appliances must be able to get within 45 meters of the dwelling in an emergency.

The location satisfies the requirements for waste disposal and recycling under MfS 6.8.9 that residents should not be required to carry waste more than 30m, and that collection vehicles must be able to get within 25m of the kerbside/bin collection point.

CONCLUSION

Subject to the informatives listed above, this level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity; therefore, the highway authority would not wish to restrict the grant of planning permission.

Signed

Geoff McMahon

10 June 2024