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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning
St Albans City & District Council
St Peters Street
St Albans
Hertfordshire
AL1 3JE

District ref: 5/2024/0565
HCC ref: SA/20810/2024
HCC received: 23 April 2024
Area manager: [REDACTED]
Case officer: [REDACTED]

Location

Land Between Bluebell Grange And Harkaway Annables Lane Kinsbourne Green Harpenden Hertfordshire

Application type

Full Application

Proposal

A single infill residential house with all ancillary works

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.

INFORMATIVES

HCC as Highway Authority recommends inclusion of the following Advisory Note (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 website:

<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) Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

AN5) Extent of Highway: Information on obtaining the extent of public highway around the site can be obtained from the HCC website:

www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx

AN6) Gravel / shingle driveways: Where loose gravel or shingle is used, a suitable measure to prevent material spilling onto the road/footpath/verge must be installed. It is an offence under section 148 of the Highways Act 1980 to deposit debris onto the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Further information is available by telephoning 0300 1234047.

COMMENTS

Context: Annables Lane is an unclassified local distributor road and is highway maintainable at public expense. A 30mph speed limit applies. on HCC's Place and Movement network, Annables Lane is classed as P2/M1 (Eg. Residential Street). No reportable highway accidents recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the PRoW map) directly affects the site or would be affected by the proposal. The county council considers Annables Lane not to be a traffic sensitive road.

Proposed Development: Involves the Construction of a single infill residential house with all ancillary works.

Visibility: The depth of grass verge allows for an acceptable level of inter-visibility between highway users. No significant obstructions to visibility are noted within the verge area and there are no patterns or clusters of collision data in the vicinity of the site.

Access: The site benefits from an existing gated access from Annables Lane. The application form states that a new or altered vehicular or pedestrian access is proposed to or from the public highway. The section of grass verge along the frontage of the property is not classed as highway maintainable at public expense therefore landowners permission will be required for the proposed vehicle crossover to the highway.

Trip Generation: The additional habitable space to be created as a result / nature of the proposed development is unlikely to result in an increase in additional vehicle trips to and from the site. No significant, or severe, impact on the transport network is identified.

Parking: The LPA shall be responsible for assessing the proposed development against local parking standards and to satisfy for itself that any level of parking it requires can be achieved within the boundary of the site and not overhang the highway, including the highway footway / grass verge / vehicle crossover. The proposed garage is approximately 6.2m wide and 6.5m deep. This is in accordance with Place and Movement Design Guideline (adopted 2024). "The minimum internal garage dimensions for cars should be 6m x 3m (internal dimension) based on a large family car of 2m width and a minimum clearance of at least 0.5m each side required to open car doors on both the driver and passenger side and an average car length of about 4.5m."

Whilst no specific provision for cycle storage is observed, the garage space does not preclude the use of active travel modes, being of sufficient scale and suitable design in principle to accommodate cycle storage (should occupants have access to such vehicles). The hardstand area is of suitable size to accommodate parking for several vehicles with space to manoeuvre to exit in forward gear.

Accessibility: The site is not considered to be within convenient walking distance of the nearest train station (Harpenden) which is located approximately 4.5km to the south-east (walking route). The nearest bus services are located approximately 1.4km walking distance east of the site (Luton Road).

Planning for Walking, issued by the Chartered Institution of Highways and Transportation (CIHT) places emphasis on developments being located and designed, where practical, to give priority to pedestrian (and cycle) movements and have access to high quality public transport facilities. In terms of accessibility, 400m walking distance to bus stops is considered to represent a reasonable catchment, further for a railway station (800m).

Surface Water Flood Risk to the highway: The transport network needs to be resilient to the risks from the impacts of climate change, including changing weather patterns and extreme events. Policy 5 and of the Hertfordshire Local Transport Plan (LTP4) seek to secure developer mitigation measures to limit the impacts of development on the network. HCC's Place and Movement Planning Design Guide, states that water from areas that are not adoptable highway must not be allowed to run onto areas of adopted highway. The Government's flood risk maps for planning indicate parts of the nearby highway carriageway to be at low risk of surface water flooding:
<https://flood-map-for-planning.service.gov.uk/>

The application indicates that surface water will be discharged by way of a sustainable drainage system, an informative is recommended on this respect.

Emergency Vehicle Access: Consistent with the National Planning Policy Framework (2023), paragraph 116 (d), applications for development should allow for access by emergency vehicles. Guidance is set out in Manual for Streets (MfS) (6.7.2). Requirements are set out in the Building Regulations: Fire Safety Approved Document B, Vol 1, Dwellings, 2010 (as subsequently amended). Access for a pumping appliance should be provided to within 45m of a single dwelling house (and

within 45m of all points within the dwelling house). As far as it can be reasonably ascertained from submitted plans, the proposed development would be within the recommended emergency vehicle access distance from the highway.

Access for Refuse Vehicles: Refuse vehicles must be able to stop within a maximum carry distance of 25m from a bin collection point (Manual for Streets, 6.8.9). Residents should not be required to carry waste more than 30m to a storage point (Manual for Streets, 6.8.9).

CONCLUSION

HCC as Highway Authority has considered the proposal and concludes that it would not give rise to an unacceptable impact on the safety or operation of the surrounding highway. It raises no objections but recommends the inclusion of the above highway informative / advisory notes.

Signed

William Rogers

30 April 2024