

Rigery Lane, Colliers End, Ware

Development Management  
Hertfordshire County Council

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Tel:  
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My ref: EH/19380/2023  
Your ref:  
Date: 31/01/2024

Dear G Davidson,

Thank you for your pre-application enquiry on behalf of your client. I am pleased to provide the following advice.

### Proposal

The views of Hertfordshire County Council (HCC) as Highway Authority (HA) have been sought on pre-application for an agricultural access onto Rigery Lane. Rigery Lane is a Byway open to all Traffic (BOAT) named Standon 032. The BOAT accesses the Highway network via a dropped kerb. Standon 032 (Rigery Lane) is not highway maintainable at public expense.

From a highways and transport perspective, particular reference and consideration in any full application would need to be made to the following policy and guidance documents:

- o National Planning Policy Framework (NPPF), 2023
- o Hertfordshire County Council: Local Transport Plan 4 (LTP4), 2018
- o Roads in Hertfordshire: Highway Design Guide (RiH), 2011
- o Manual for Streets (MfS), 2007 & Manual for Streets 2 (MfS2), 2010

#### 1. Access

##### 1.1 Vehicle Access

There currently no existing vehicle access onto the adjacent field from Rigery Lane.

The proposal at this stage is for a new agricultural access onto Rigery Lane to serve as agricultural access to the adjacent field. HCC Highways has no concerns regarding the existing highway access between Rigery Lane and Ermine Street is deemed suitable for agricultural access as it is already in use for vehicles to the property at the rear.

For the new agricultural access, we would require your client to include the best visibility splays possible to ensure that any walkers can be seen by agricultural vehicles. Secondly, we would like a small construction management plan to ensure that the public right of way is not obstructed during the construction phase. In regards to the ditch, it is deemed that this is historic and for agricultural runoff but this is just an observation, ideally to ensure no surface water run onto the highway network we would like any access into the adjacent field to keep this feature.

#### 4. Conclusion

Further details and amendments would need to be submitted and assessed as part of any formal planning application process – adhering to the guidance as described within this response and HCC's review of the Documents provided at pre-application. The contents of this letter are an informal officer opinion and should not be taken as a formal response to a planning application. It may not reflect the contents of any formal reply made by the Highway Authority (HCC) in response to an official consultation from the Local Planning Authority (EHC) on a planning application for a similar proposal.

It is necessary for me to conclude with observing that in accordance with Hertfordshire County Councils Highways DM Protocol for pre-application advice (<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/planning-applications-decisions/pre-application-advice.aspx>) any advice given by County Council officers for transport pre-application enquiries does not constitute a formal response or decision of the Council with regards to future planning consents. Any views or opinions expressed are given in good faith, and to the best of ability, without prejudice to the formal consideration of any planning application, which will be subject to public consultation and ultimately decided by the Planning Authority. The County Council cannot guarantee that new issues will not be raised following submission of a planning application and consultation upon it. It should be noted that the weight given to pre-application advice will decline over time.

Please be aware that Hertfordshire County Council is subject to requirements under the Freedom of Information Act 2000 and Environmental Information Regulations 2004. Where the County Council receives a request to disclose any information in relation to this discussion, it will notify and consult with you concerning its possible release. However, the County Council reserves the right to disclose any such information it deems appropriate and shall be responsible for determining at its absolute discretion whether the information is exempt from disclosure in accordance with the EIR or FOIA.

Should you wish to discuss any of the matters set out, please do not hesitate to contact me.

Sincerely

George Fermer BSC  
*Senior Development Officer (Highways)*  
*Hertfordshire County Council*