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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: 24/02703/DOC  
HCC ref: NH/23110/2024  
HCC received: 27 November 2024  
Area manager: Manjinder Sehmi  
Case officer: Chris Carr

**Location**

Land At, Heath Road, Breachwood Green, Hertfordshire, SG4 8PL

**Application type**

Discharge of Condition

**Proposal**

Details of Condition : Details reserved by Condition 5 (full details to illustrate the following on-site arrangements: i) roads, foot/cycleways; ii) foul and surface water drainage; iii) visibility splays; iv) access arrangements; v) parking provision in accordance with adopted standard; vi) loading areas; vii) turning areas of Planning Permission 22/02942/OP granted 18.09.2024

**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.

**Comments**

Hertfordshire County Council as Local Highway Authority has been approved by North Herts Local Planning Authority to review and provide comments on details provided in support of the discharge of Condition 5 of the planning approval (22/02942/OP) for the residential development off Heath Road, Breachwood Green, Hertfordshire.

Condition 5 states:

*No development shall commence until full details (in the form of scaled plans and / or written specifications) have been submitted to and approved in writing by the Local Planning Authority to illustrate the following on-site arrangements: i) roads, foot/cycleways; ii) foul and surface water*

*drainage; iii) visibility splays; iv) access arrangements; v) parking provision in accordance with adopted standard; vi) loading areas; vii) turning areas.*

*Reason: To ensure suitable, safe, and satisfactory planning and development of the site in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).*

In support of the discharge of Condition 5 the applicant supplied drawing RM-01 Rev G, however it was noted by the LHA that there are more up to date plans and clearer plans supplied in support of the reserved matters application submitted at the same time as this application so these have also been referred to. The LHA would normally appreciate the latest information updated however this information has been requested under Condition 6 (24/02704/DOC) and therefore a pragmatic view is being taken here to not offer a refusal.

With regards to the turning areas, loading areas (not applicable) and footways/cycleways these have been reviewed against current design standards and they are acceptable.

It is worth noting this is specifically in reference to the details on access including visibility splays. Matters such as drainage need to consult with the relevant council department.

**Signed**  
Chris Carr

28 March 2025