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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: 25/03110/FP
HCC ref: NH/27766/2026
HCC received: 8 January 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Barn To The West Of, Bedford Road, Holwell, Hertfordshire,

Application type

Full Application

Proposal

Full Planning Permission : Erection of one 4-bed dwelling following demolition of existing barn (renewal of previously approved planning permission 20/01742/FP granted 16.10.2020)

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 recommends that permission be refused for the following reasons:

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for highway safety and convenience. Please see reasons for refusal below:

Visibility Splay
Surface details of track
Pass by bay.

Drawing PL 01E shows the site plan and notes that the "existing track is to be upgraded suitable for emergency and service vehicle access as approved under application ref. 18/00127/FP."

A revised drawing is required to clearly set out the details of these upgrade works.

Under the same application, drawing PL 07A includes the proposed passing bay, which now also needs updating. Crucially, PL 07A currently shows a visibility splay of 2.4 × 43 m, which is incorrect.

Bedford Road is subject to a 60-mph speed limit, meaning the appropriate visibility requirement must follow the Design Manual for Roads and Bridges (DMRB).
DMRB TD 42/95 sets out that a 2.4×215 m visibility splay is required for a junction onto a 60-mph road.

An updated drawing showing the correct 2.4×215 m visibility splays must therefore be provided. The Highway Authority are unable to extend the grant of planning permission until the above information has been provided.

Signed

Paul Marshall

26 January 2026