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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: 26/00098/DOC
HCC ref: NH/27851/2026
HCC received: 15 January 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Ridge Farm, Rabley Heath Road, Codicote, Welwyn, AL6 9UA

Application type

Discharge of Condition

Proposal

Details of Condition : Details reserved by Condition 5c (Access/crossover) of planning permission 22/01636/FP granted 1.02.2023

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:

Drawing 2511/03 - 04 Rev B has the following statement:

Proposed Access:

As per approved site layout 22/01636/FP.

Condition no.5c "Plan stating that a standard vehicle crossover (rather than a formalised bellmouth) would be acceptable and that access / highway works are to be agreed with HCC as Highway Authority as part of S278 agreement." Following review, a standard crossover arrangement would restrict access to the site for larger vehicles including a refuse vehicle (condition no.15) and fire tender. As such, a bellmouth arrangement as shown on the original approved planning application drawings is considered appropriate.

The applicant needs to apply for an amended condition and provide the relevant drawings that support the request.

Signed

Paul Marshall

27 January 2026