

16 December 2025

Project Reference: FTP/2512/01

Chez Nous, Harveys Hill Lane, Luffenhall, SG2 7PX

Technical Note – Site Visibility Assessment

1. Introduction

- 1.1 This Technical Note (TN) has been prepared on behalf of the applicant to support a planning application to North Hertfordshire Council for variation of planning conditions associated with **23/01154/FP** for the erection of a single residential dwelling on land at **Chez Nous, Harveys Hill Lane, Luffenhall, SG2 7PX**.
- 1.2 The original planning submission included reference to the provision of 2.4m x 215m visibility splays in either direction of the site access in accordance with the speed limit of the road (60mph). However, Harveys Hill Lane is a narrow, lightly trafficked country lane where vehicle speeds and volumes fall significantly below the requirements of 215m visibility splays.
- 1.3 To inform Hertfordshire County Council as the Local Highway Authority, this TN includes the following information:
 - Highway Boundary information for Harveys Hill Lane (**Appendix A**);
 - ATC Speed Surveys results undertaken 50m north and south of the site access (**Appendix B**);
 - 1:500 @ A3 scale plans of the required visibility splays (**Appendix C**).

2. Site Access and Visibility

- 2.1 The location of the approved site access is shown on the plan attached at **Appendix C** and an image referenced from Google Streetview (August 2024) is included at **Figure 1** below.
- 2.2 Highway boundary information has been obtained from Hertfordshire County Council has been obtained and a copy of the original report is attached at **Appendix A** and has been transferred onto the visibility splay assessment plan at **Appendix C**.



Figure 1: Site Access (Google Streetview – August 2024)

2.3 In the vicinity of the site, Harveys Hill Lane is subject to the national speed limit of 60mph. However, to determine actual vehicle speeds in the vicinity of the site, ATC speed surveys were undertaken 50m to the north and south of the site access between 6 – 12 December 2025. The results are attached at **Appendix B** and the vehicle approach speeds are detailed below:

- 85th percentile vehicle approach speeds from the north – **18.7mph**
- 85th percentile vehicle approach speeds from the south – **20.6mph**

2.4 The 85th percentile vehicle speeds from both approaches are significantly below the threshold of DMRB standards, and therefore visibility splays in accordance with Manual for Streets should be acceptable.

2.5 Based on MfS standards, the following minimum visibility splays are required in each direction:

- Visibility splay to the north – **2.4m x 23m**
- Visibility splay to the south – **2.4m x 26m**

2.6 The plan attached at **Appendix C** confirms that the visibility splays of 2.4m x 23m to the north and 2.4m x 26m to the south are achievable within highway land, or land within the applicants ownership and are free from obstruction. On this basis, the proposed access arrangements and visibility splays should be considered suitable for the type of road.

2.7 The ATC survey results also confirm that Harveys Hill Lane is very lightly trafficked with an average of 14 vehicle movements per day in each direction.

3. Summary

3.1 This TN demonstrates that visibility splays of 2.4m x 23m to the north and 2.4m x 26m to the south, based on measured 85th percentile vehicle approach speeds, are achievable and free from obstruction.

3.2 Highway Boundary information has been obtained from Hertfordshire County Council and the visibility splays are contained within the highway boundary or land under the applicants ownership.

3.3 This TN confirms that the proposals should be considered to be acceptable and will not result in an unacceptable impact on highway safety or result in a severe residual cumulative impact in the context of the National Planning Policy Framework.

APPENDIX A

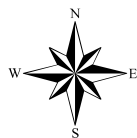
HIGHWAY BOUNDARY

For reference purposes only.
No further copies may be made.
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Boundaries & Land Charges
Hertfordshire County Council

Date: 10/10/2025



Chez Nous Harveys Hill Lane LUFFENHALL



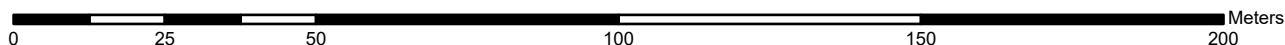
Scale at A4

1:1,250

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APPENDIX B

ATC SPEED SURVEY RESULTS



Survey Type: Automatic Traffic Counter

Location: Harvey Hill Lane



Charge Surveys Ltd

chargesurveys.co.uk





SITE: ATC 1 - Harvey Hill Lane, Luffenhall (51.946996, -0.119835)

Class		Axes	Groups	Description	Parameters	Dominant Vehicle	Aggregate
1	SV	2	1 OR 2	Short - Car, light Van	$d(1) \geq 1.7m, d(1) \leq 3.2m$ & axes=2		Light
2	SVT	3, 4 OR 5	3	Short Towing - Trailer, Caravan, Boat, etc.	groups=3, $d(1) \geq 2.1m, d(1) \leq 3.2m, d(2) \geq 2.1m$ & axes=3,4,5		
3	TB2	2	2	Two axle truck or Bus	$d(1) > 3.2m$ & axes=2		Medium
4	TB3	3	2	Three axle truck or Bus	axes=3 & groups=2		
5	T4	>3	2	Four axle truck	axes>3 & groups=2		
6	ART3	3	3	Three axle articulated vehicle or Rigid vehicle and trailer	$d(1) > 3.2m, \text{axes}=3$ & groups=3		Heavy
7	ART4	4	>2	Four axle articulated vehicle or Rigid vehicle and trailer	$d(2) < 2.1m$ or $d(1) < 2.1m$ or $d(1) > 3.2m$ axes = 4 & groups>2		
8	ART5	5	>2	Five axle articulated vehicle or Rigid vehicle and trailer	$d(2) < 2.1m$ or $d(1) < 2.1m$ or $d(1) > 3.2m$ axes = 5 & groups>2		
9	ART6	>=6	>2	Six (or more) axle articulated vehicle or Rigid vehicle and trailer	axes=6 & groups>2 or axes>6 & groups=3		
10	BD	>6	4	B-Double or Heavy truck and trailer	groups=4 & axes>6		
11	DRT	>6	5	Double road train or Heavy truck and two trailers	groups=5,6 & axes>6		
12	TRT	>6	>6	Triple road train or Heavy truck and three (or more) trailers	groups>6 & axes>6		
14	M/C	2	1 OR 2	Motorcycle	$d(1) \geq 1.18m, d(1) \leq 1.7m$ & axes=2		Light
15	CYCLE	2	1 OR 2	Cycle	$d(1) < 1.18$ & axes=2		

	Northbound	Southbound
Total	84	85
Mean Speed	17.5	15
85%	21.6	18.7



**CHARGE
SURVEYS**

Survey Type: Automatic Traffic Counter

Location: Harvey Hill Lane



Charge Surveys Ltd

chargesurveys.co.uk





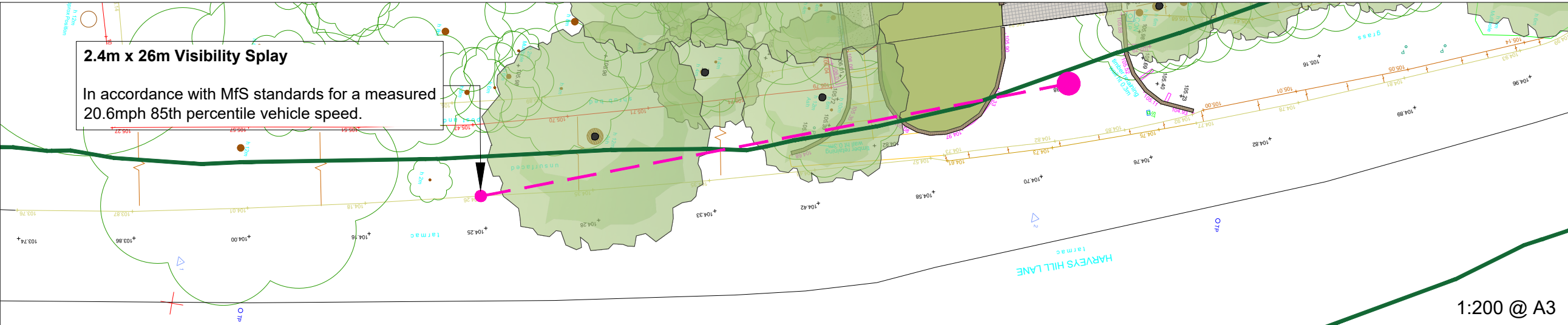
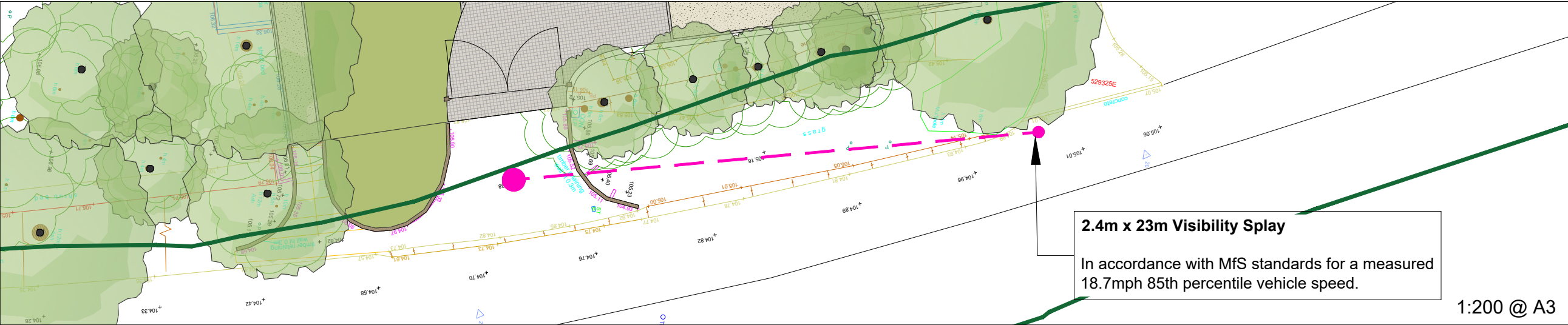
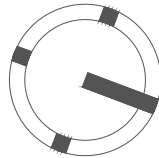
SITE: ATC 2 - Harvey Hill Lane, Luffenhall (51.946160, -0.119396)

Class		Axes	Groups	Description	Parameters	Dominant Vehicle	Aggregate
1	SV	2	1 OR 2	Short - Car, light Van	$d(1) \geq 1.7m, d(1) \leq 3.2m$ & axles=2		Light
2	SVT	3, 4 OR 5	3	Short Towing - Trailer, Caravan, Boat, etc.	groups=3, $d(1) \geq 2.1m, d(1) \leq 3.2m, d(2) \geq 2.1m$ & axles=3,4,5		
3	TB2	2	2	Two axle truck or Bus	$d(1) > 3.2m$ & axles=2		Medium
4	TB3	3	2	Three axle truck or Bus	axles=3 & groups=2		
5	T4	>3	2	Four axle truck	axles>3 & groups=2		
6	ART3	3	3	Three axle articulated vehicle or Rigid vehicle and trailer	$d(1) > 3.2m, \text{axles}=3$ & groups=3		Heavy
7	ART4	4	>2	Four axle articulated vehicle or Rigid vehicle and trailer	$d(2) < 2.1m$ or $d(1) < 2.1m$ or $d(1) > 3.2m$ axles = 4 & groups>2		
8	ART5	5	>2	Five axle articulated vehicle or Rigid vehicle and trailer	$d(2) < 2.1m$ or $d(1) < 2.1m$ or $d(1) > 3.2m$ axles = 5 & groups>2		
9	ART6	>=6	>2	Six (or more) axle articulated vehicle or Rigid vehicle and trailer	axles=6 & groups>2 or axles>6 & groups=3		
10	BD	>6	4	B-Double or Heavy truck and trailer	groups=4 & axles>6		
11	DRT	>6	5	Double road train or Heavy truck and two trailers	groups=5,6 & axles>6		
12	TRT	>6	>6	Triple road train or Heavy truck and three (or more) trailers	groups>6 & axles>6		
14	M/C	2	1 OR 2	Motorcycle	$d(1) \geq 1.18m, d(1) \leq 1.7m$ & axles=2		Light
15	CYCLE	2	1 OR 2	Cycle	$d(1) < 1.18$ & axles=2		

	Northbound	Southbound
Total	131	132
Mean Speed	17.3	15.5
85%	20.6	19.7

APPENDIX C

VISIBILITY ASSESSMENT



NOTE:
Subject to topographical survey, highway boundary information, site ownership, Stage 1 Road Safety Audit (if required), detailed design and council approval. Use figured dimensions only. Do not scale from this drawing except for planning purposes. All dimensions must be checked on site prior to any work commencing. This drawing is the copyright of Firmin Transport Planning Ltd. All rights are reserved and no part of this work may be produced without prior permission in writing from Firmin Transport Planning Ltd. These drawings are intended for planning application purposes only, they are not to be used for construction.



Client
MR D BARKER

Project
**CHEZ NOUS, HARVEYS HILL LN
LUFFENHALL, SG2 7PX**

Title
**PROPOSED SITE ACCESS
VISIBILITY ASSESSMENT**

Drawn A FIRMIN	Checked AF
Scale INSET @ A3	Date DEC 2025
Drawing No. 2512/01 - 01 RevA	