



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 25/02708/FP
HCC ref: NH/27157/2025
HCC received: 8 January 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

School House , School Lane, Offley, Hertfordshire, SG5 3AT

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Erection of two 3- bedroom dwellings and one 1- bedroom dwelling including 5 parking spaces and alterations to existing vehicular access off School Lane.

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:

The Highway Authority has no objection in principle to the proposed development. The visibility splay shown on Drawing Ref. 736/11-01 Rev PD indicates a splay of 2.4 x 33 metres. School Lane has a posted speed limit of 30 mph, for which the required standard stopping sight distance is 2.4 x 43 metres.

If a visibility splay of 2.4 x 43 metres cannot be achieved on site, a speed survey may be undertaken to establish the 85th percentile traffic speed, which may justify a reduced visibility requirement. Until this information is provided, the Highway Authority is unable to support the granting of planning permission at this time.

Signed

Paul Marshall

23 January 2026