



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: 25/01962/FP
HCC ref: NH/26145/2025
HCC received: 19 August 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

The Coach House, Radwell Lane, Radwell, Baldock, SG7 5ES

Application type

Full Application

Proposal

Full Planning Permission : Erection of detached self-build dwelling and detached garage with storage in attic, landscaping and widening of pedestrian/vehicular access to property via dropped kerb and vehicle crossover

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:

Access width and visibility splays.

COMMENTS

The proposals are for Full Planning Permission: Erection of detached self-build dwelling and detached garage with storage in attic, landscaping and widening of pedestrian/vehicular access to property via dropped kerb and vehicle crossover

Context:

Radwell Lane is an unclassified local access road and provides a local access function in the road hierarchy Radwell Lane is highway maintainable at public expense. A 30mph speed limit applies. On Hertfordshire County Council's Place and Movement network Radwell Lane is classed as P1/M1 (Rural Lane) No reportable highway accidents recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the Public Rights of Way Map) directly affects the site or would be affected by the proposal. The county council considers Radwell Lane not to be a traffic sensitive road.

Policy Review:

The key documents used to assess the application are

- Manual for Streets 2007
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- Cycle Infrastructure Design Guidance (Department for Transport Local Transport Note July 2020)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site has previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Design & Access Statement, Statement in support of planning application, 01D, 02C, 03D, 04B, 05E, and 06C.

ACCESSIBILITY

'Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) recommends for cycle parking storage should be 2m (1.8m is acceptable) in length by 0.3m space between cycles. There should be parking for 1 cycle per dwelling. Outside cycle parking should be covered and lockable. The provision of well-located, safe and secure cycle parking for residents and visitors is a key factor in encouraging people to cycle as an alternative to using the private car. Drawing (Ref 09A) illustrates a garage at approx. 5.8 x 8.3 meters. This would fully meet the recommendation above.

Planning for Walking, issued by the Chartered Institution of Highways and Transportation (CIHT) places emphasis on developments being located and designed, where practical, to give priority to pedestrian (and cycle) movements and have access to high quality public transport facilities. In terms of accessibility, 400m walking distance to bus stops is considered to represent a reasonable catchment, further for a railway station (800m). The site has access to a bus stop however, these are limited services to Letchworth Garden City and Baldock Tesco's

PARKING

The proposed car parking provision and layout is the responsibility of the Local Planning Authority to determine the level and suitability of the car parking proposals; however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of Hertfordshire County Council. From a highways point of view the parking is adequate.

ACCESS

Drawing 05C illustrates the proposed widening of the existing site access from Radwell Lane. Currently, the access measures approximately 4.8 metres in width. The proposal seeks to increase this to around 7.8 metres. The Design & Access Statement notes: "It is anticipated this will need to be widened to enable two cars to pass."

However, the Highway Authority does not support this proposed increase. The existing access width is considered sufficient for the scale of the development, and the likelihood of two vehicles needing to pass simultaneously at this point is minimal. It is also acknowledged that the access is already established.

To provide context, the maximum width permitted for dropped kerbs serving single dwellings is typically 4.5 metres. Given that Radwell Lane is subject to a 30mph speed limit, there are no safety concerns that would justify extending the access beyond its current dimensions.

VISIBILITY

Drawing 05C illustrates a visibility splay of 2.4 x 43 metres. However, it is unclear whether the existing vegetation located at the apex on either side of the access will obstruct visibility. The Highway Authority would require further information to assess whether the splay can be achieved and maintained in accordance with safety standards. This includes confirmation of whether the vegetation will be removed, trimmed, or otherwise managed to ensure unobstructed sightlines.

EMERGENCY ACCESS

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance with MfS 6.7.2)

REFUSE / RECYCLING

The proposals for recycling bin storage must be in line with Manual for Streets MfS 6.8.9 residents should not be required to carry waste more than 30m and be within 25m of the kerbside/bin collection point.

CONSTRUCTION MANAGEMENT STATEMENT

It is important that a CMS is provided considering the nature of Radwell Lane's width. The statement must have or be shown as a drawing of the construction site and the dedicated areas within. These should include but not limited to, construction parking area, wheel washing, and storage area.

CONCLUSION

The Highway Authority does not object to the principle of the proposed development. However, concerns remain regarding the proposed access width and visibility splay. As these issues have not

been satisfactorily addressed in the current submission, the Highway Authority recommends refusal at this time.

Signed

Paul Marshall

5 September 2025