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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: 25/03153/FP
HCC ref: NH/27716/2026
HCC received: 6 January 2026
Area manager: Manjinder Sehmi
Case officer: David Bottoms

Location

Land To The East Of 2, West Lane, Pirton, Hertfordshire, SG5 3RA

Application type

Full Application

Proposal

Full Planning Permission : Extension of existing hardstanding (Development already carried out). Installation of permeable driveway Development has commenced). Creation of vehicular access off West 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:

REASON(S) AND COMMENTS

1. There is insufficient information supplied with the 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 to highway safety..

COMMENTS

Background

Policy 5 of Hertfordshire's Local Transport Plan seeks to ensure that access arrangements are safe and suitable for all people, built to an adequate standard, adhere to the county council's Highway Design Standards, and reflect the LTP Transport User Hierarchy.

Highways previously recommended refusal to application No. 25/01198/FP for a lack of information in respect of a lack of tracking diagrams to demonstrate how a vehicle towing a caravan can access the site and manoeuvre in to position. Such movements are demonstrated in this application, such that access will be in a forward gear when accessing the highway.

Sustainability: Planning for Walking (2015), 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. (Ref:6.4)

In terms of accessibility, 400m walking distance to bus stops in residential areas, 200m to bus stops in town centres and 800m walking distance to a railway station is considered to represent a reasonable catchment.

Bus stops are available to both sides of the road (Royal Oak Lane) some 57m away to the East of the site.

Access, Visibility & Parking

LTP4

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/transport-planning/local-transport-plan.aspx>

Highways Policy is available in 'Place & Movement Planning and Design Guidance'.

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

VXO Policy

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx>

The site is located on a classified road (C22) and a highways grass verge is located to the front of the site. Vehicle speeds are limited to 20mph. In reference to HCC's Place and Movement network the road is classed as P2/M1 (Residential Street). There have been no recorded injury accidents in a rolling 5-year period in the vicinity and a pedestrian footpath is available to the opposite side of the road with low flows. This road is traffic sensitive with parking restrictions.

Changes are proposed to provide a drop kerb vehicle crossover access (vxo) to replace/ amend the single drop kerb to the site.

HCC Highways Drop Kerb Policy states that for a single property a maximum of 4 flat kerbs (3.6m) with one or two ramped kerbs depending on your property is allowable. A total width of 5.4m overall. The applicant should not seek to access a driveway area prior to approval and implementation of the dropped kerb.

The applicant is advised to refer to the current Highways Drop Kerb Policy and apply via the link.

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx>

The vxo drop kerb Policy reads:-

For a new dropped kerb, you will get a maximum of 4 flat kerbs (3.6m). You will also get one or two ramped kerbs depending on your property. We will not install any more than 4 flat kerbs for a single property. Please do not apply for a dropped kerb wider than this as it will be refused.

Trip Generation: No significant impact on the functioning of the highway network is identified in this respect.

1. New Access (Detail Required)

Prior to the first use of the development hereby permitted the vehicular access shall be completed and thereafter retained in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the highway authority. Prior to use appropriate arrangements shall be made for surface water to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway. To be shown on plan. Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

2. Existing Access – Closure and /or amendment (Detail Required)

Prior to the first use of the development hereby permitted the vehicular and pedestrian (and cyclist) drop kerb access to, and egress from, the adjoining public highway shall be limited to the access to be shown on drawing number GP/02/25 only. Any other drop kerb access or egresses shall be permanently closed, and the footway / kerb / shall be reinstated in accordance to the Local Planning Authority in consultation with the highway authority.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety and amenity in accordance with Policies 5 and 7 of Hertfordshire's Local Transport Plan (adopted 2018).

Visibility

We always consider the visibility at the point of access to ensure that pedestrians and vehicles can be clearly seen when entering or exiting the property and to be in accordance with '**Manual for Streets** (MfS)' (Manual for Streets 7.1) and Hertfordshire's Place & Movement Planning and Design Guidance. (Part 4). - **X = 2.4 x Y= 25m** sight lines are appropriate for a 20mph road and demonstrated on plan.

3. Provision of Visibility Splays (Detail Required).

A visibility splay measuring **2.4 x 25** metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be retained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway. To be demonstrated on plan.

Reason: To ensure that the level of visibility for pedestrians, cyclists and vehicles is satisfactory in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). MfS, Section 7.5 to 7.9.

Parking

Off street spaces will be available on the driveway. Any surfacing arrangement should be in accordance with DCLG guidance on the permeable surfacing of front gardens and shall be surfaced to LPA approved durable bound material.

<https://www.gov.uk/government/publications/permeable-surfacing-of-front-gardens-guidance/guidance-on-the-permeable-surfacing-of-front-gardens>

According to 'Place and Movement Design Guidance' the proposed driveway parking spaces are a minimum size of 2.5 x 5.0 m each with driveways a min. of 2.7m in width.

Vehicles shall be located on land within the ownership of the applicant. Vehicles overhanging the footway are not allowed. Vehicles should access the highway in a forward gear.

(Place and Movement Design Guide (P&MDG), Part 4, Designing for Parking, Chapter 6, Ref 11.9).

Electric Vehicle charging points are required for new dwellings. Any nearby highway parking restrictions will apply to all. Parking levels to LPA requirements. Traffic generation is not considered to be significant.

Surface Water

HCC's Place and Movement Planning Design Guide, states that water from areas that are not adoptable highway must not be allowed to run onto areas of adopted highway. The Government's flood risk maps for planning indicate the nearby highway carriageway risk of flooding.

<https://flood-map-for-planning.service.gov.uk/>

The application does not appear to indicate how surface water will be discharged from the site, an informative is recommended in this respect.

Rights Of Way

There are not any ROW footpaths in the area that the proposals will directly affect.

Conclusion

All other highway matters such as refuge collection, remain.

In summary, although on site vehicle tracking has been submitted in the previous response to Highways satisfaction, upon further checks the Highway Authority require additional information for points 1 to 3 above to be submitted to the LPA in consultation with the HA in order that access compliance can be met.

Currently, In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications to highway safety..

Signed

David Bottoms

21 January 2026