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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: 26/01198/FP
HCC ref: NH/29264/2026
HCC received: 8 June 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land South Of Long Acre, Luffenhall, Hertfordshire, SG2 7PX

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Erection of one detached single storey dwelling house including solar roof panels, air source heat pump, soft landscaping ,and electric vehicle charger following removal of chicken sheds and stables

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:

In the previous response, the Highway Authority required the submission of a speed survey to demonstrate the 85th percentile vehicle speeds at the site. This information does not appear to have been provided within the submitted documentation. Without this evidence, the Highway Authority is unable to fully assess the appropriateness of the proposed access and visibility splays. As such, in the absence of the requested speed survey, the Highway Authority would maintain its reason for refusal.

Signed
Paul Marshall

9 June 2026