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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: 25/00571/FP  
HCC ref: NH/24491/2025  
HCC received: 18 August 2025  
Area manager: Manjinder Sehmi  
Case officer: Senober Khan

**Location**

Land North Of, Milksey Lane, Graveley, Hertfordshire,

**Application type**

Full Application

**Proposal**

AMENDED PROPOSAL

Full Planning Permission : Erection of 24 dwellings including creation of vehicular access off High Street, associated parking, drainage, amenity space and landscaping

**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 does not wish to restrict the grant of permission.

The HA is satisfied that the proposed changes, subject to the above clarifications, is not expected to have any deleterious impact on the operation or the safety of the proposed development or the highway. Please note the HA's comments dated 22 April 2025 remain in place for this application.

**Highways comments:**

The Highway Authority (HA) is being reconsulted on the above application, due to the lack of any supporting letter/statement to explain the purpose of the resubmission and what the changes are proposed, consequently the LPA case officer has advised the changes proposed in summary are as follows:

- Provision of 7 off-plot visitor parking spaces.

- Footpath connection to the south into Milksey Lane – I note the comments below and we will factor these into the final design.
- Change of western road into a shared surface with the removal of the footpath.
- Relocation of plot 2's garage to side of the house.
- New plan to show the housing tenure more clearly.
- Waste and refuse collection plan.
- Some minor alterations to plots 23 and 24 to improve the garden space for the future residents.
- Reorientation of plot 16 to allow plots 14,15 and 17 to have unrestricted access to the rear garden.
- Plot 8 and 9 moved west by 1m to allow plots 10 and 11 to have unrestricted access to the rear garden".

The HA has reviewed the updated proposal and their associated plans and would provide the following comments based on the changes outlined above:

#### Visitor Parking Provision

The proposed car parking provision is the responsibility of the LPA to determine the level and suitability of the car parking proposals, the inclusion of 7 off-plot visitor parking spaces should help reduce any potential for on-street parking pressure.

#### Footpath Connection to Milksey Lane

The proposed footpath connection to the south into Milksey Lane is supported in principle, subject to detailed design and safety considerations in the final design (s278).

#### Shared Surface Design

The conversion of the western road into a shared surface with the removal of the footpath is acceptable, provided that appropriate materials, signage, and design features are incorporated to ensure pedestrian safety and encourage low vehicle speeds.

#### Garage Relocation (Plot 2)

The relocation of Plot 2's garage to the side of the house does not raise any highway concerns, assuming access remains unobstructed, and the garage dimensions meet minimum standards.

#### Housing Tenure Plan

Tenure itself does not directly impact highway matters, therefore no comment.

#### Waste and Refuse Collection Plan

The updated refuse strategy appears to provide clear and accessible collection points, provided these do not obstruct visibility splays or pedestrian routes and are located within acceptable drag distances.

#### Plot Adjustments (23 & 24)

The minor alterations to plots 23 and 24 to improve garden space are acceptable from a highway perspective, provided they do not affect access or parking arrangements, which it doesn't appear to.

#### Reorientation of Plot 16

Assuming no adverse impact on turning areas or access routes, no comment.

#### Adjustment of Plots 8 & 9

Subject to confirmation that this does not compromise driveway lengths, visibility, or proximity to junctions, no objection.

**Conclusion:**

The Highway Authority has no objection to the revised plans submitted for application 25/00571/FP, subject to the final design of the footpath connection and shared surface being agreed through detailed design review.

**Recommendation:**

The HA is satisfied that the proposed changes, subject to the above clarifications, is not expected to have any deleterious impact on the operation or the safety of the proposed development or the highway. Please note the HA's comments dated 22 April 2025 remain in place for this application.

**Signed**

Senober Khan

29 August 2025