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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: 25/02089/DOC
HCC ref: NH/26292/2025
HCC received: 2 September 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Chez Nous, Harveys Hill Lane, Luffenhall, Stevenage, SG2 7PX

Application type

Discharge of Condition

Proposal

Details of Condition : Details reserved by condition 8 (Access details) of planning permission reference no 23/01154/FP granted 22.08.2024

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 submitted technical drawing does not comply with the approved plans and fails to meet the requirements of Condition 8. Therefore, the Highway Authority does not recommend the discharge of Condition 8.

Highways comments:

The applicant is seeking discharge of condition 8 (Access details) of planning permission reference no 23/01154/FP granted 22.08.2024.

Condition 8:

No development shall commence until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction of the vehicle access, driveway gradient and associated highway works concerning the visibility splays in both directions of the vehicle access in

accordance with the hereby approved plans (drawing no. 8-23-8 rev A). These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and completed before occupation of any part of the development. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and footway is safe, suitable, and sustainable for all highway users 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 2. To comply with Policy T1 of the Local Plan.

The applicant has submitted a new drawing (ref: BAR-002) showing the constructed access, updated visibility splays, and driveway gradient.

The HA previously accepted drawing no. 8-23-8 Rev A, which included:

- Visibility splays of 2.4m x 215m in both directions, achieved by cutting back two banks.
- Banks shaped into the site with granite setts at the base of the slope.
- A tarmac driveway with a gradient of 1:20.
- Gates set back 6m from the highway boundary.

Current Submission Issues:

Driveway Gradient:

The submitted drawing shows a gradient of 1:6 from the road to the gate, which contradicts the approved 1:20 gradient. The 1:20 gradient should extend up to the dwelling entrance to ensure pedestrian accessibility and compliance with inclusive design principles.

Visibility Splays:

The drawing shows visibility splays of only 25m in both directions, which is significantly below the required 215m as per the approved plans. This is not acceptable, it does not comply with safety standards and poses a safety risk.

Gate Setback:

While the drawing notes a 6m clearance, it must clearly show the gates set back 6m from the edge of the public highway carriageway, with dimensions and highway boundary markings included in the technical drawing.

Recommendation:

The submitted technical drawing does not comply with the approved plans and fails to meet the requirements of Condition 8. Therefore, the Highway Authority does not recommend the discharge of Condition 8.

Signed

Senober Khan

24 September 2025