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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: 25/02473/FP
HCC ref: NH/26825/2025
HCC received: 14 October 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land off Bedford Road, Ickleford, Hertfordshire SG5 3RS

Application type

Full Application

Proposal

Full Planning Permission : Erection of one self-build dwelling including landscaping. Conversion of existing cow shed into carport/storage space. Alterations to existing vehicular access off A600

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 provided with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary details, the Highway Authority recommends refusal due to concerns over potential implications for highway safety and convenience.

The proposed access arrangement, as indicated on drawing (Ref: A270-1000, Rev A), is not acceptable for the following reasons:

- 1.Substandard Access Design:
- 2.Provision of Tactiles: The proposed bellmouth access arrangement should have the provision of tactile paving crossing in both sides.
- 3.Visibility/ boundary plans:

COMMENTS:

The Highway Authority acknowledges that the application site can be accessed via an existing Vehicle Cross Over (VXO). The application form and proposed site plan indicate that this access point will be modified as a bellmouth which raises question to the highways. The highways considers that the existing VXO is sufficient to serve the proposed only one dwelling.

Substandard Access Design:

The proposed modification of the existing Vehicle Cross Over (VXO) to a bellmouth access off Bedford Road is not proportionate to the scale of the development. The highway authority considers that the existing VXO is more than enough to serve only one dwelling. Additionally, the design lacks clarity as it does not specify the radii for the bellmouth, which is essential for assessing turning movements and safety.

Tactile Paving Provision:

If a bellmouth access is deemed necessary, the inclusion of tactile paving at the crossing point should be considered to enhance pedestrian safety and accessibility, particularly for visually impaired users. Also, tracking diagram should be provided for a 12.1m long refuse collection vehicle.

Visibility Splays:

The proposed visibility splays of 2.4m x 120m are acceptable given the current speed limit. However, the applicant has not clarified whether these splays fall entirely within highway land or encroach onto third-party property. To ensure maintainability and legal compliance, the applicant must provide a highway boundary plan demonstrating that the visibility splays lie within public highway limits. The highway authority cannot maintain visibility splays located on third-party lands.

The highway authority is happy to reconsider the application if the applicant resolves the above mentioned issues.

Signed

Shamsul Huda

14 November 2025