



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 26/00276/FP
HCC ref: NH/28301/2026
HCC received: 23 February 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land Opposite Silver Ball, London Road, Reed, Hertfordshire, SG8 8BA

Application type

Full Application

Proposal

Full Planning Permission : Erection of 21 Dwellings including creation of two vehicular access roads and off-site highway improvements, provision of play area, landscaping and associated infrastructure

Recommendation

OTHER

Dear Anne,

Thank you for contacting the Highway Authority regarding the above proposal. The application seeks planning permission for the construction of 21 dwellings, including the creation of two new vehicular accesses onto Blacksmith Lane.

The Highway Authority has reviewed the submitted documentation, including the Transport Statement (TS), Proposed Site Plan [Ref: PL (90) 01], and Planning Statement (PS). Based on the information provided, the Authority is unable to support the application at this stage due to insufficient information, unresolved matters relating to highway safety, and non compliance with current design standards.

In the absence of the required details—and given the number of outstanding issues with potential implications for public safety and the free flow of traffic—the Highway Authority must recommend refusal. However, the Authority remains willing to reconsider the proposal should the applicant satisfactorily address the issues outlined below.

HIGHWAY IMPACTS & OUTSTANDING MATTERS

1. Vehicular Access Design

The access arrangements have been designed with reference to the outdated Roads in Hertfordshire: Highway Design Guide (3rd Edition).

As of 2024, the Authority has adopted a new statutory document:

Place and Movement Planning Design Guide (P&MPDG, 2024)

The access points and internal layout must therefore be fully redesigned in accordance with the current standards.

Requirements under P&MPDG (2024):

- Main Spine Road Classification: P2/M1
 - o 5.5 m carriageway
 - o 2.0 m footways (minimum) on each side where appropriate
 - o Designed as a 20-mph environment
- A maximum of 25 dwellings may be served from a shared surface.
- The main spine road is expected to include segregated footways.

2. Swept Path Analysis

The application does not include adequate swept path assessments.

The following are required:

- 12.2 m refuse vehicle tracking
- Fire tender tracking
- Driveway/junction visibility splays
- Forward visibility around bends

3. Provision of Tactile Paving

Tactile paving should be provided at:

- All internal junctions
- The junction of Land Road and Blacksmith Lane

4. Pedestrian Connectivity (Footway Link)

Para. 4.3 of the TS suggests providing a pedestrian route inside the hedge, stating that a footway along the verge would be visually intrusive and harmful to the hedgerow.

However, the proposed internal path would:

- Be private,
- Be located within the residential boundary,
- Not serve the wider public.

The Authority therefore requires a dedicated public footway along Blacksmith Lane, connecting the existing routes between London Road and Willow Close.

5. Construction Traffic Management Plan (CTMP)

No CTMP has been submitted.

A robust CTMP is required to address:

- Construction vehicle routing
- Parking and loading arrangements
- Delivery times and sequencing
- Safety measures
- Interaction with nearby construction sites
- Compliance with CLOCS (Construction Logistics and Community Safety) standards

The CTMP must be approved prior to commencement of the development.

In summary the highway authority considers that:

- The proposed access design is substandard
- Pedestrian facilities are substandard
- The proposal does not comply with the P&MPDG (2024)

Accordingly, the Authority must recommend refusal due to inadequate information and unresolved highway safety concerns.

However, the Highway Authority remains willing to review a revised submission once all matters above have been fully addressed.

Signed

Shamsul Huda

16 March 2026