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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: 26/00240/FP
HCC ref: NH/28203/2026
HCC received: 13 February 2026
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

Barns At Winch Hill Farm, Winch Hill Road, Luton, Hertfordshire, LU2 8PA

Application type

Full Application

Proposal

Full Planning Permission : Installation of replacement roofs and external cladding to existing outbuildings. Creation of vehicular access and egress off Winch Hill Lane. Installation of bike store, landscaping, fencing and hardstanding to provide 8 parking spaces

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 because there is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal owing to doubt over possible implications for highway safety and amenity.

COMMENTS

Site

Winch Hill Road is an unclassified road maintainable at public expense and having a local access role in the road hierarchy. In Hertfordshire's Place and Movement network it is classified as P1/M1 (e.g. Rural Lane). The vehicle speed is restricted to 60 mph and there have been no collisions in the road during a five-year rolling period.

Policy Review

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (December 2024)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 (2018-2031, May 2018)
- Place & Movement Planning & Design Guidance for Hertfordshire (March 2024)
- NHDC Local Plan 2011-2031 (November 2022)

Drawings

The Highway Authority notes the submission of documents to support the proposal, including FP/2026/01 (Existing Site Plan), FP/2026/03 (Proposed Site Plan), FP2026/10 (Proposed Landscaping Plan) a Transport Statement and a Planning Statement.

HIGHWAY IMPACTS

Access

The Transport Statement describes a proposal to replace the existing site access point with a new pair of 'left in, left out' accesses. The Highway Authority does not consider that the case for this change (which would have to be carried out in consultation with the Authority under a Section 278 Agreement) has been adequately demonstrated. Its default preference is for a single access on the basis that this minimises potential conflict points with other highway users. Any deviation from this standard would require strong justification.

The Authority also notes that the proposed return route from the Cube Metals site on Pasture Lane takes goods vehicles through the inhabited areas of Breachwood Green, the Heath and Darley Hall, and argues that the same predominantly rural (southern) route should be used in both directions. This would make a single access point into the development site more practical, especially in consideration of the other transport modes for which provision is being made, and which can be expected to arrive from either direction.

Visibility

The Transport Statement (Appendix B) includes 2.4m x 43m visibility splays for the 'left out' access point, based on locally observed vehicle speeds of 30mph. Given the official speed limit of 60mph, the Highway Authority would require speed survey evidence for an 85th percentile speed of no more than 30mph in either direction on this stretch of road. Additionally, from a highways perspective, it would be impossible legally to enforce the 'left in, left out' rule, and so the same level of visibility would have to be demonstrated for both accesses, if this configuration were to be adopted.

CONCLUSION

The proposal has failed to demonstrate a satisfactory policy- and design-led approach to the access arrangements, thereby compromising highway safety for all road users, and the Highway Authority is therefore unable to support it in its current form.

Signed

Geoff McMahon

6 March 2026