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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: 25/01871/FP
HCC ref: NH/26037/2025
HCC received: 11 August 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Glebe Road Industrial Estate , Glebe Road, Letchworth Garden City, Hertfordshire, SG6 1BT

Application type

Full Application

Proposal

Full Planning Permission : Erection of nine dwellings including relocation of access following demolition of existing warehouse building

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:

Unfortunately, there is insufficient information provided with this application for the Highway Authority to make a recommendation. In the absence of the necessary details, we must recommend refusal due to concerns about potential impacts on highway safety and convenience.

Reasons for refusal:

1. Swept Path Analysis

Drawings 125/2025/011 and 012 show vehicle movements entering and exiting the proposed access without any run-over. However, both Google imagery and a site visit (conducted during the pre-application stage) confirm that this section of Glebe Road is heavily parked. The swept path analysis must account for parked vehicles to reflect realistic conditions.

2. Red Line Boundary

Drawing 01A (Location Plan) shows the red line boundary including highway land at the access point, specifically the footway. This raises concerns about land ownership and access rights.

Until the above issues are addressed and the required information is submitted, the Highway Authority is unable to support the granting of planning permission.

Signed
Paul Marshall

27 August 2025

Signed
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27 August 2025