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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: 26/02084/FP
HCC ref: NH/30334/2026
HCC received: 7 September 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Southern Green Farm, Southern Green, Rushden, Hertfordshire, SG9 0SX

Application type

Full Application

Proposal

Full Planning Permission : Erection of four detached dwellings with air source heat pumps, parking and landscaping following demolition of existing agricultural 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:

There is insufficient information submitted with this application to enable the Highway Authority to reach a fully informed recommendation. In the absence of the necessary supporting information, the Highway Authority recommends refusal of the application on the grounds that the impact on highway safety and convenience cannot be satisfactorily assessed.

The following matters remain outstanding:

- 1. Visibility splays have not been provided.*
- 2. Access arrangements for fire service vehicles have not been demonstrated. Based on the submitted layout, it appears that the distance from the point of vehicle access exceeds the maximum 45-metre hose length requirement to serve all sides of each dwelling. Confirmation from the Fire and Rescue Service will be required.*

3. *Bin presentation arrangements have not been adequately addressed. The carrying distances for residents and collection operatives do not appear to comply with the relevant waste collection requirements.*

While the access is existing, the proposed development would result in a material change in the nature and frequency of vehicular movements, with the access no longer serving primarily agricultural traffic. Consequently, it is necessary to assess whether appropriate visibility can be achieved.

For a road subject to a 60 mph design speed, the standard visibility splay for an access onto the highway would typically comprise:

- *X distance: 2.4 metres (set back from the edge of the carriageway); and*
- *Y distance: 215 metres in each direction measured along the nearside carriageway edge.*

It is acknowledged that actual vehicle speeds past the site may be lower than the posted speed limit. However, this would need to be demonstrated through an appropriate speed survey establishing the 85th percentile vehicle speeds, from which the required visibility splays can be determined.

The Highway Authority will contact the Fire and Rescue Service directly and request that any response is provided to the Local Planning Authority for consideration.

In the absence of the information outlined above, the Highway Authority is unable to conclude that the proposed development would provide a safe and suitable means of access for all users and is therefore unable to support the grant of planning permission at this time.

Signed

Paul Marshall

16 September 2026