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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: 26/01412/FP
HCC ref: NH/29522/2026
HCC received: 16 June 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land On The East Side Of, London Road, St Ippolyts, Hertfordshire, SG4 7NE

Application type

Full Application

Proposal

Full Planning Permission : Erection of 9 dwellings following demolition of the existing stables and structures with including soft and hard landscaping, parking and Alterations to existing access off London Road

Recommendation

INTERIM RESPONSE

The Highway Authority does not raise an objection in principle to the development, as the submitted information demonstrates that safe and suitable access can be achieved and that the impact on the highway network would not be severe. However, the proposed access arrangement is considered to be overly wide and does not reflect the scale and residential nature of the development.

The access could be amended to incorporate a reduced carriageway width and tighter radii, together with a raised table across the junction and a continuous footway treatment across the site access. This approach would assist in reducing vehicle speeds and is considered to be a more appropriate form of access in achieving pedestrian priority, in accordance with the National Planning Policy Framework (paragraph 110) and the objectives of Hertfordshire's Local Transport Plan 4.

Any amendment to the access geometry should be supported by appropriate swept path analysis to demonstrate that a refuse vehicle can safely enter and exit the site in a single forward manoeuvre without resulting in unacceptable encroachment. The Highway Authority would prefer to see these measures incorporated within the scheme.

In addition, improvements to the existing footway along the site frontage, including appropriate tie-ins, could be provided to ensure a safe and coherent connection with the existing highway network.

The Highway Authority therefore recommends that these matters are given further consideration and addressed through any amended plans submitted prior to determination.

I would be happy to discuss the above with the applicant and the Local Planning Authority if this would assist.

Signed

Paul Marshall

29 June 2026