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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: 25/01750/DOC
HCC ref: NH/25693/2025
HCC received: 11 July 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land Adjacent To Oaklea And South Of , Cowards Lane, Codicote, Hertfordshire, SG4 8UN

Application type

Discharge of Condition

Proposal

Details of Condition : Details reserved by Condition 20 (Management of roads) of planning permission reference 17/01464/1 granted 02.11.2022.

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 does not wish to restrict the grant of permission.

COMMENTS:

Thank you for consulting the above application (Ref: 25/01750/DOC). This application seeks approval of details reserved by condition 20 (Management of roads) of planning permission reference 17/01464/1 granted 02.11.2022 which says that-

“No dwelling shall be occupied until full details of the proposed arrangements for future management and maintenance of the proposed roads within the development have been submitted to and been approved in writing by the local planning authority. The roads shall thereafter be maintained in accordance with the approved management and programme details until such time as an agreement has been entered into under the Highways Act 1980 or a private management and maintenance company has been established”

A set of documents has been submitted in support of the discharge of Condition 20. These include the terms and conditions of the management company, Wevers Gate, along with a layout plan (Ref: 093/203) identifying the areas to be maintained by the company.

The Highway Authority has reviewed the submission and considers that the discharge of Condition 20 would not have any significant impact on highway safety. As such, it supports the discharge of this condition.

Signed

Shamsul Huda

24 July 2025