

Samuel Tearle
Hertfordshire County Council
Farnham House,
Six Hills Way,
Stevenage,
SG1 2ST

15 September 2025
Our Ref: 2025/PB/8549/L01

Dear Samuel,

RE: LAND AT COWARDS LANE, CODICOTE - HIGHWAYS

I write regarding your recent consultation response on the above planning application (application reference 25/01766/OP). Your 10th September comments request *"the applicant investigates and liaises with the Authority regarding widening of Cowards Lane from the proposed site access to St Albans Road within the adopted highway, alongside the installation of the proposed 2m footway"*.

RGP has subsequently reviewed the above and produced a revised drawing (ref. 8549 CLC-RGP-XX-XX-DR-T-007, attached overleaf) which illustrates the requested road widening.

As background, the existing carriageway width (which was originally proposed to be maintained) measures in the order of 4.1m. Manual for Streets indicates this width is sufficient to accommodate simultaneous two-way car movements.

The attached drawing now shows the carriageway being increased to 4.8m width, which Manual for Streets indicates is sufficient for a car and an HGV to pass. This increased width therefore provides ample space for typical traffic to be accommodated and is considered a substantial improvement. It would cater for the unlikely occurrence of a car and a goods vehicle needing to pass, whilst avoiding any significant impact on the adjacent driveway entrances to the west of the road.

This road widening would extend for approximately 40m north-west of the proposed new site entrance until Cowards Lane splits into two separate lanes on approach to St Albans Road. Two-way traffic is already accommodated at this location by virtue of the road splitting into two lanes and therefore no widening is considered necessary to those sections, particularly given the more limited highway extents in that area.

Other than these changes, the remaining highway works are shown as per the previous drawing submitted, with a 2m wide footway provided. I acknowledge the works will be delivered via a s278 agreement in due course, during which the design will be progressed in further detail.

I trust the above and attached information address your feedback and enable you to recommend approval of the planning application. However, I would be happy to discuss any specific queries.

Yours sincerely,

Peter Batten
RGP

Encl. RGP Drawing 8549 CLC-RGP-XX-XX-DR-T-007

RGP – Transport Planning and Infrastructure Design Consultants

Surrey Office Old Mill Studios, Fry's Yard, 37-40 Bridge Street, Godalming, GU7 1HP

London Office 10 York Road, London, SE1 7ND

enquiries@rgp.co.uk

T: 01483 861 681

T: 020 7078 9662

www.rgp.co.uk





EXISTING ROAD NAME AND ROAD SIGN TO BE RELOCATED.

EXISTING ROAD WIDTHS MAINTAINED WHERE HIGHWAY LAND IS MORE LIMITED AND WHERE ROAD SPLITS MEANING TWO-WAY TRAFFIC IS ALREADY ACCOMMODATED.

PROPOSED 2m WIDE FOOTWAY CONNECTION ALONG COWARDS LANE.

DRIVEWAYS ON COWARDS LANE TO BE RETAINED IN THEIR EXISTING LOCATIONS WITH NEW VEHICLE CROSSOVERS PROVIDED OVER THE FOOTWAY.

VISIBILITY OF 2.4m x 25m IN BOTH DIRECTIONS FROM PROPOSED ACCESS ON COWARDS LANE.

RETAINED ACCESS TO ADJACENT DRIVEWAY PARKING.

0.65m VISIBILITY SPLAYS BESIDE EACH CROSSOVER IN LINE WITH HCC GUIDANCE.

PROPOSED UNCONTROLLED PEDESTRIAN CROSSINGS LINKING PROPOSED FOOTWAY WITH PUBLIC FOOTPATH TO THE NORTH.

ROAD WIDTH INCREASED TO 4.8m ON COWARDS LANE FOR APPROX. 40m NORTH-WEST OF SITE ACCESS.

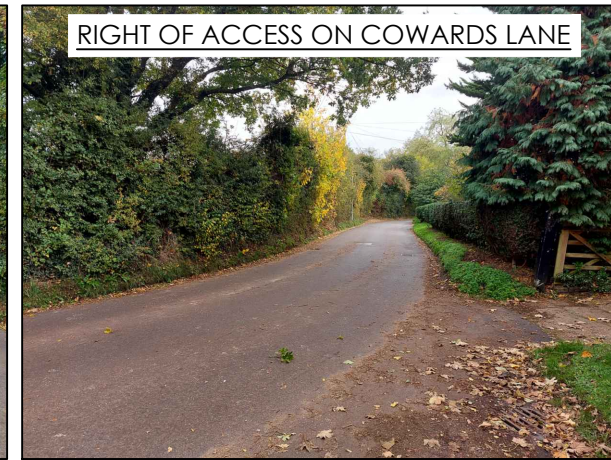
FORWARD VISIBILITY OF 25m TO/FROM AN APPROACHING VEHICLE ON COWARDS LANE.

EXISTING PROW SIGN AND STREET LIGHTING NOT IMPACTED BY NEW ARRANGEMENT.

VEHICLE CROSSOVER FOR CONTINUED DRIVEWAY / GARAGE ACCESS.

SLIGHT DEVIATION IN ROAD ALIGNMENT INTO SITE TO ASSIST WITH TRAFFIC CALMING.

PEDESTRIAN TURNSTILE AND VEHICLE GATE REMOVED TO ENABLE UNIMPEDED ACCESS.



Notes:

1. Do not scale from this drawing.
2. All dimensions are in metres unless noted otherwise.
3. All levels are in metres above ordnance datum (AOD).
4. This drawing should be printed in colour.
5. This drawing is to be read in conjunction with all other engineer's drawings.

— SITE BOUNDARY
EXTENT OF PUBLIC HIGHWAY

P02	ADDITIONAL ANNOTATIONS	11/09/25	GE	PB	PB
P01	FIRST ISSUE	11/09/25	GE	PB	PB
Rev	Details	Date	By	Chkd	Appd

Godalming Office
Old Mill Studios, Fry's Yard,
37-40 Bridge Street, Godalming
GU7 1HP

T: 01483 861 681
E: enquiries@rgp.co.uk
www.rgp.co.uk

Transport Planning and Infrastructure Design Consultants

Status: PRELIMINARY

Client:
Hawridge Strategic Land Limited

Project:
Cowards Lane, Codicote

Drawing Title:
Site Access with Potential Road Widening

Scale @ A3: 1:500	Date: 11/09/25	Drawn: GE	Designed: GE	Checked: JCS	Approved: PB
Project No: 8549	Drawing No: CLC-RGP-XX-XX-DR-T-007	Revision: P02			