



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 25/03176/FP
HCC ref: NH/27690/2026
HCC received: 5 January 2026
Area manager: Manjinder Sehmi
Case officer: Esmay Collison

Location

35 Grays Lane, Hitchin, Hertfordshire, SG5 2HH

Application type

Full Application

Proposal

Full Planning Permission : Erection of one self-build dwelling including basement level and first floor area balcony area. Installation of external swimming pool, garden kitchen structure and pergola, external air source heat pump and associated hard and soft landscaping works including perimeter boundary fence, wall and gates following demolition of existing dwelling. Alterations to ground levels in rear garden

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:

1. Insufficient details have been submitted to demonstrate that the access arrangements adhere to guidelines in or are in accordance with 'Manual for Streets (MfS)' and HCC Highways Place and Movement Planning and Design Guide. The proposal is therefore contrary to policy guidelines as outlined in the National Planning Policy Framework (NPPF) and Hertfordshire County Council's (HCC) Local Transport Plan 4 (LTP4).

Policy Basis

Hertfordshire County Council Local Transport Plan (2018)

Policy 5 Development Management

"The county council will to work with development promoters and the district and borough councils to:

b) Ensure access arrangements are safe, suitable for all people, built to an adequate standard and adhere to the county council's Highway Design Standards."

Further information can be found via the website:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/transport-planning/local-transport-plan.aspx>

Highway Policy is available in 'Place & Movement Planning and Design Guidance'.

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

COMMENTS

Context: The site is currently accessed via Gray's Lane. Gray's Lane is classed as an unclassified local access road and is highway maintainable at public expense, subject to a 30mph speed limit. On HCC's Place and Movement network Gray's Lane is classed as P2/M1 (e.g. Residential Street). No Public Right of Way (as shown on the PRow map) directly affects the site or would be affected by the proposal.

Access: The site is currently accessed via Gray's Lane. The applicant stated that there are no changes proposed to and from the public highway, retaining the existing in/ out driveway and both dropped kerbs and VXOs.

Proposed access: The submitted plans Drawing No. 38 Rev C Proposed Elevations demonstrate the height of the proposed new wall as 1 metre along the site boundary. PMPDG Part 4 Chapter 6 Paragraph 19.1 says "Any parking space adjacent to a footway or carriageway must have clear visibility of oncoming pedestrians, either side of a driveway of 0.65m. Low level planting is acceptable, but nothing that grows above 0.6m high, so that it is possible to see a small child." Therefore, the applicant will need to ensure that the wall at the frontage of the site is 0.6m or below and further demonstrate a pedestrian visibility splay of 0.65m x 0.65 in both directions of the site access in the interest of highway safety.

Visibility: Achievable levels of inter-visibility between drivers exiting the site and other highway users (vehicles, cyclists and pedestrians) are not demonstrated on submitted plans. Manual for Streets (Table 7.1) requires a 2.4mx43m visibility splay for a 30mph road in both directions of a vehicular access to ensure good vehicle to vehicle visibility when exiting the site. It is advised that the applicant correct this and demonstrate the required visibility in the interest of highway safety.

Submitted plans Drawing No. 41 Rev C Proposed Roof and Site Plan demonstrates the proposed relocation of an existing lamppost 5m east of existing location. The proposal would relocate the column in front of the tree to the east of the site and closer to the existing vehicle crossover. The tree will require ongoing maintenance and to be cut back sufficiently to avoid the lighting levels being affected. There are further concerns regarding the proximity of the already existing services on the proposed location. Relocation greater than 1m will require a lighting calculation with a street lighting submission that includes a layout drawing and risk assessment. Relocation of a column that is deemed safe and operational will increase cost for technical approval and come under a Section 278.

CONCLUSION

HCC as the Highway Authority has considered the proposal and concluded that the application as submitted does not meet the requirements set out in HCC's Place & Movement Planning and Design Guidance. Therefore, HCC as Highway Authority would recommend refusal for the proposal as submitted.

Signed

Esmay Collison

23 January 2026