



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: 24/01002/FP
HCC ref: NH/22039/2024
HCC received: 19 August 2024
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land At Church Wood, Three Houses Codicote, Hertfordshire SG4 8TB

Application type

Full Application

Proposal

Full Planning Permission : Change of use of existing three barns to office and storage space and the erection of supporting substation and concrete base

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:

COMMENTS

The proposals are for Full Planning Permission: Change of use of existing three barns to office and storage space and the erection of supporting substation and concrete base. Three Houses Lane is maintainable by the highway authority and is unclassified and provides a local access function in the road hierarchy. The vehicle speeds past this site are limited to 60 mph. There have been no recorded accidents near the site in a rolling 5-year period.

Policy Review:

The key documents used to assess the application are:

- Manual for Streets 2007

- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

PLANNING HISTORY

The application site no previous planning history.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: GA001 to 003

SURROUNDING AREA

The nature of Three Houses Lane is a typical narrow and winding country road. There are very few passing places for vehicles. The area either side of the carriageway is woodland with ground levels in places in line with the carriageway.

VEHICULAR ACCESS

This is extremely difficult in wet weather where flooding occurs with standing water and mud obscuring the carriageway edge. The site is totally unsuitable for large HGV's which would inevitably churn up the carriageway edge and make conditions worse. HGVs would not be able to pass another vehicle. It is very likely no vehicles could pass without pulling over.

SUSTAINABLE ACCESS

In respect of staff accessing the site this would likely result in treacherous conditions navigating Three Houses Lane by foot or cycling during the evenings, winter months or adverse weather fronts, there is no nearby bus stops, or acceptable walking distances to access public transport, services and facilities. This goes totally against all current sustainable and accessible travel policy, and accessibility policies. Key references include paragraphs 110 - 112 of the NPPF, and our LTP4 policy 1.

The planning process seeks/provides the opportunity to improve safety and conditions by applying current higher standards of design, build and safety to developments, and not to retain and/or continue with past obsolete standards. Policies, guidance's, and designs are not static, they are continually evolving to be commensurate with current thinking, technology, priorities, etc. which now give greater weighting to pedestrian and cyclist safety.

VISIBILITY

Although the site has an existing access no drawings illustrating visibility have been provided in respect of the change of use especially as there is a proposal for the erection of a supporting substation and concrete base. This indicates the site will further expand and inevitably increase the amount of vehicle movements.

CONCLUSION

HCC as the Highway Authority have reviewed the supporting documents and drawings and wishes to raise an objection to the application. This is due to highway safety concerns as the proposals are contrary to the design standards contained in HCC's Place & Movement Planning Design Guidance (adopted in March 2024), Manual for Streets, and the DMRB

Signed

Paul Marshall

5 September 2024