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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: 25/02401/OP
HCC ref: NH/26716/2025
HCC received: 3 October 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land South Of Turnpike Lane, Ickleford, Hertfordshire,

Application type

Outline

Proposal

Outline Application : Erection of up to 100 dwellings with means of access from Turnpike Lane including associated landscaping, drainage, car parking; infrastructure and all ancillary and enabling works following demolition of all existing structures (all matters reserved except means of access)

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:

There is insufficient information provided with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary details, the Highway Authority recommends refusal due to concerns over potential implications for highway safety and convenience.

The proposed access arrangement, as indicated on drawing Ref: IMI-RGP-XX-XX-DR-T-005 (Rev P03), is not acceptable for the following reasons:

1. Substandard Access Design: The proposed pedestrian crossing onto Turnpike Lane is substandard due to inadequate width, as shown on the submitted drawing.
2. Outdated Highway Safety Appraisal: The safety assessment provided does not reflect current standards or conditions.
3. Lack of Pedestrian Accessibility Details: The proposal fails to provide adequate information regarding pedestrian access to Bedford Road.

4. No Consideration of Existing Access Improvements: The application does not address potential improvements to existing access points along Turnpike Lane.
5. Visibility Provision: The proposal does not demonstrate how the required visibility splays (2.4m x 43m) will be achieved along Turnpike Lane.

COMMENTS:

The Highway Authority acknowledges that this is an outline application where the means of access is under consideration. Following a review of the proposed access arrangements, the Highway Authority considers that access-related issues should be addressed at this stage rather than deferred to a later phase of the planning process.

Pedestrian Crossing Design:

The proposed pedestrian crossing with a refuge island, as shown in drawing (Ref: IMI-RGP-XX-XX-DR-T-005, Rev P03), is unacceptable. In accordance with Hertfordshire County Council's Place & Move Planning Design Guide (P&M PDG-2024) [Part 3, Chapter 9, Para 15.5 and Part 4, Chapter 2, Para 14.1], the following deficiencies are noted:

- Lane widths are shown as approximately 2.85m. The lane widths should not be less than 3.2m.
- The refuge island width is below the minimum requirement of 1.8m.

The applicant is advised to redesign the pedestrian crossing in line with the standards set out in the HCC's P&M PDG-2024.

Highway Safety Appraisal:

Paragraph 3.2.5 of the submitted Transport Assessment refers to accident data from 2019–2023. This data appears outdated. The applicant should provide accident records covering the most recent five-year period to ensure an accurate and current safety appraisal.

Pedestrian Access to Bedford Road:

Paragraph 3.3.3 of the Transport Assessment proposes a footway link connecting the development site to Bedford Road near the newly constructed signalised crossing. The Highway Authority seeks clarification on whether this footway will remain private. Additionally, detailed design information should be submitted for review at this stage of the planning process.

Provision of Tactile Paving

The junctions at Greenfield Avenue/Turnpike Lane and Bedford Road/Turnpike Lane currently lack tactile paving. The Highway Authority recommends that these junctions be upgraded with tactile paving to support active travel and improve accessibility in and around the application site.

Visibilities:

The proposed visibility splays, as shown on drawing Ref: IMI-RGP-XX-XX-DR-T-005 (Rev P03), appear to be acceptable in principle and in accordance with current Hertfordshire County Council design guidelines. However, it is noted that the effectiveness of these splays may be compromised by existing trees and mature hedges on both sides of the access point.

The applicant is therefore advised to clarify:

- How the required visibility splays (2.4m x 43m) will be achieved in practice.
- Whether the visibility splays fall entirely within highway land or extend onto third-party land.
- What measures will be taken to ensure that vegetation does not obstruct visibility in the future.

Signed

Shamsul Huda

12 November 2025