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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: 26/00886/FP
HCC ref: NH/30164/2026
HCC received: 20 August 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land At Eiling Lodge, Drivers End, Codicote, Hertfordshire, SG4 8TP,

Application type

Full Application

Proposal

Full Planning Permission : Front extension to barn and change of use to a single dwellinghouse

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:

Key documents and policy use to assess the application are.

1. National Planning Policy Framework (August 2026).
2. HCC's Place & Movement Planning Design Guidance adopted in March 2024
3. Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
4. Manual For Street (MfS1 2007)
5. North Herts Local Planning policy [2011-2031]

The proposed access arrangement as shown on the proposed plan (Ref-1/100 at A2, Rev05) is not acceptable for the following reasons

- Limited visibility to the East
- Substandard visibility splays
- Substandard access gate by means of its location
- No stage Road Safety Audit (RSA) report is submitted

- The proposed development site is located remotely and no provision of active travel apart from car access

Drivers End is an unclassified road type- U which provides local access service into the local highway hierarchy. It's a historically narrow single carriageway lane with no provision of footways and the speed limit is 60mph.

The applicant appeals that the proposed access is an existing matter and however the highways do not hold any legal evidence of the access point. Also, there is no recent signs of using of this access point.

Visibility to the East:

The proposed visibility as shown to East is limited due to the grown-up hedges and cannot be achieved as this splays fall onto third party lands where the applicant or the highway doesn't have the authority for its maintenance.

Substandard Visibility splays:

The proposed plan (Ref-1/100 at A2, Rev05) indicates that a provision of 2.4mx43m is calculated based on the 30mph speed limit. The highway authority considered that this is inadequate as the current speed limit is 60mph. Therefore, the applicant is advised to provide a visibility based on 60mph.

Access Gate:

The proposal of installation of horizontal sliding access gate as shown on the drawings ((Ref-1/100 at A2, Rev05-) will not be acceptable due to highway safety. The proposal is contrary to HCC's Place and Movement Planning Design Guidance (P&MPDG) which says that "if security, garage, or gate facilities are provided on residential premises, they shall be sited at least 6m from the highway boundary or back of footway as appropriate. This is to avoid waiting vehicles obstructing traffic, cycles and footway users passing the site. This may be reduced to 5.5m if the gates or doors do not open outwards (Ref- Para 2.12, Part 3, Chapter 8 of P&MPDG)"

Stage1 Road Safety Audit:

No stage1 RSA is submitted to address that the proposed access point can be used safely and without significant impact to highway safety.

Remote Location:

The proposed development does not adequately provide facilities for pedestrians / cyclists / people with disabilities (those confined to a wheelchair or others with mobility difficulties). This is contrary to policies TR3 and TR4 of the revised NPPF (August2026) and policies 1, 5, 6, 7, 8, of HCC's LTP4 (2018).

In summary, the highway authority considers that the proposed development including access arrange is substandard by means of sustainable transport, highway safety and contrary to the National and local planning policies (NPPF-August ,policies TR3, TR4 and (LTP4 , 1,5 6 and 7).

Signed
Shamsul Huda

10 September 2026