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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: 26/00103/FPH
HCC ref: NH/27968/2026
HCC received: 27 January 2026
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

The Lodge Bungalow, 56 High Street, Baldock, Hertfordshire, SG7 6BL

Application type

Full Application

Proposal

Full Permission Householder : Single storey rear and side extension, formation of parking and vehicular access via electric gates to the highway and boundary treatments, following demolition of existing rear and side extensions constructed in 1980/81.

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:

Until revised drawings are submitted showing a compliant gate set back and required pedestrian visibility splays, the HA is unable to support the proposal.

Highways comments:

The applicant has not submitted any supporting information explaining the proposal or demonstrating compliance with relevant policy and guidance. Notwithstanding this lack of detail, and based solely on the limited plans provided, the Highway Authority (HA) has reviewed the submission and it appears that the development involves the creation of a new vehicular access with on-site parking for two vehicles, served by electrically operated gates positioned approx. 1m inside the site boundary.

The proposed car parking provision is the responsibility of the LPA to determine the level and suitability of the car parking proposals, however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of the Hertfordshire County Council (HCC) HA.

Under the HCC Place & Movement Planning and Design Guidance (2024), vehicular access arrangements must be designed to avoid conflict between vehicles and vulnerable road users and to ensure that the public highway remains unobstructed at all times.

While the 2024 Guidance no longer provides the same tabular “set back standards” previously found in the Roads in Hertfordshire manual, HCC continues, as a matter of safety practice, to require a minimum 6m gate set back for residential vehicular accesses.

A gate located at least 6m behind the boundary allows a vehicle to wait entirely off the highway while the gate opens. Failure to provide this distance can result in:

- Vehicles blocking the footway, forcing pedestrians, including children, wheelchair users and those with limited mobility, to step into the carriageway.
- Stopped vehicles projecting into the carriageway, creating a collision hazard.
- Drivers on the road being forced to pass the waiting vehicle by entering the opposing traffic lane, increasing conflict risk.
- Disruption to the flow and safety of the public highway network contrary to Place & Movement principles emphasising safe street operation.

The proposed gate position of approx. 1m behind the boundary is therefore unacceptable, as it contradicts the 2024 design approach requiring the minimisation of conflict and the protection of pedestrian priority.

Also, to ensure safe interaction between vehicles exiting a private drive and pedestrians using the footway, HCC continues to require pedestrian visibility splays at all new vehicular accesses.

For a standard residential access, the required splays remain:

- 0.65m x 0.65m pedestrian visibility splays,
- Provided on both sides of the access,
- Kept entirely within the site boundary,
- With no obstruction to visibility between 0.6m and 2.0m above footway level.

These visibility splays are an established Hertfordshire safety requirement and remain directly aligned with the Place & Movement 2024 principles that:

- Prioritise pedestrian safety at access points
- Require clear sightlines to minimise collision risk
- Expect private accesses to be designed so drivers can see and be seen by pedestrians before entering the footway

Consequently, the HA cannot confirm that the proposed vehicle access would operate safely or in accordance with the adopted 2024 design guidance.

Summary

In line with the HCC Place & Movement Planning and Design Guidance (2024), the HA advises that:

- Gates must be set back a minimum of 6m from the highway boundary to prevent obstruction of the footway and carriageway and to avoid forcing pedestrians or traffic into unsafe positions.

- Pedestrian visibility splays of 0.65m x 0.65m must be provided and kept clear on both sides of the access, wholly within the applicant's land.
- Failure to provide either of the above results in unacceptable safety risks and is contrary to the movement-first and pedestrian-priority principles of the adopted 2024 Guidance.

Recommendation:

Until revised drawings are submitted showing a compliant gate set-back and required pedestrian visibility splays, the HA is unable to support the proposal.

Signed

Senober Khan

17 February 2026