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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: 25/00398/FPH  
HCC ref: NH/24222/2025  
HCC received: 10 March 2025  
Area manager: Manjinder Sehmi  
Case officer: Shamsul Huda

**Location**

16 Priory Way, Hitchin, Hertfordshire, SG4 9BL

**Application type**

Full Application

**Proposal**

Full Permission Householder : Installation of front horizontal sliding driveway gates and front pedestrian gate

**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:**

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

The application comprises of installation of front horizontal sliding driveway gate. The development is located along Priory Way designated as a local access road subject to a speed limit restricted to 30mph. Also this road falls into residential Street (P2/M1) category in accordance with the HCC's Place and Movement matrix.

The proposal of installation of horizontal sliding access gate as shown on the drawings (Ref IHL/25PW/02 and IHL/25/PW02) 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)
- Where garages, gated and driveways (all gates to open inwards) are placed directly adjacent to the highway the setback should be 6m from the edge of the highway to allow for parking in front of the garage/gates (Ref- Para 18.1, Part 4, Chapter 6 of P&MPDG).

The provision of gates in a close proximity to the highway boundary as shown on the submitted plans is likely to result in vehicles parking and stopping indiscriminately whilst the gates are being operated, creating hazard to traffic using the adjacent public highway. This would be prejudicial to general provisions of highway safety and convenience. Contrary to the Hertfordshire Transport Policies/Guidance, the NPPF and policies contained in the LTP4. Hence refusal is recommended.

**Signed**  
Shamsul Huda

27 March 2025