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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: 26/01198/FP
HCC ref: NH/29264/2026
HCC received: 22 May 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land South Of Long Acre, Luffenhall, Hertfordshire, SG2 7PX

Application type

Full Application

Proposal

Full Planning Permission : Erection of one detached single storey dwelling house including solar roof panels, air source heat pump, soft landscaping ,and electric vehicle charger following removal of chicken sheds and stables

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:

Section 5.46 of the Planning, Design & Heritage Statement states:

The proposed dwelling would make use of the existing vehicular access onto Luffenhall lane. The lane is narrow and traffic is infrequent and vehicular speeds are unlikely to exceed 30mph, if that. Existing vegetation around the access could be cut back appropriately and maintained to facilitate any required visibility splays (maximum of 600mm above ground level). The applicant would accept a suitable visibility splay condition (if required by the Highway Authority) bearing in mind that vehicles are unlikely to travel at the national speed limit along Luffenhall lane.

The applicant's assertion that vehicle speeds are likely to be around 30 mph is noted; however, in the absence of robust supporting evidence, the Highway Authority must assume the national speed limit of 60 mph when assessing visibility requirements. If the applicant wishes to justify reduced visibility splays based on lower actual vehicle speeds, a suitably undertaken speed survey will be

required. This should include a 7-day automatic traffic count to establish the 85th percentile speeds in both directions along Luffenhall Lane. The findings of this survey can then be used to determine whether a reduced visibility splay, based on a 30 mph design speed, would be appropriate and acceptable in highway safety terms.

Signed

Paul Marshall

3 June 2026