



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 25/02138/DOC
HCC ref: NH/26406/2025
HCC received: 9 September 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land Adjacent To Oaklea And South Of , Cowards Lane, Codicote, Hertfordshire, SG4 8UN

Application type

Discharge of Condition

Proposal

Details of Condition : Details reserved by condition 22 (Waste and Recycling) of planning permission reference 17/01464/1 granted 02.11.2022

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:

Thank you for consulting the above application (Ref: 25/02138/DOC). This application seeks approval of details of condition: details reserved by condition 22 (Waste and Recycling) of planning permission reference 17/01464/1 granted 02.11.2022 which says that-

"Prior to the construction of the final road surfacing of the development (but not prior to those works associated with operational/construction access), details of the circulation route for refuse collection vehicles have been submitted to the local planning authority and approved in writing. The required details shall include a full construction specification for the route, and a plan defining the extent of the area to which that specification will be applied. No dwelling forming part of the development shall be occupied until the refuse vehicle circulation route has been laid out and constructed in accordance with the details thus approved, and thereafter the route shall be maintained in accordance with those details. Reason: To facilitate refuse and recycling collections"

The applicant has submitted a set of drawings detailing surfacing, kerbing, and refuse vehicle tracking. Drawing Ref: 093SK indicates tracking for a 6.623m long refuse vehicle. However, it is known to the Highway Authority that North Hertfordshire District Council (NHDC) currently operates a 12.1m refuse collection vehicle (RCV).

Therefore, the Highway Authority considers the proposed vehicle is substandard in terms of length and not acceptable for refuse collection purposes. The applicant is advised to resubmit a tracking diagram for a 12.1m long RCV, as illustrated in Drawing Ref: 277-01 (Rev C), included in Appendix B of the Transport Assessment (Ref: 2277, May 2027).

Signed

Shamsul Huda

30 September 2025