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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: 25/02702/S73
HCC ref: NH/27009/2025
HCC received: 19 December 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Chez Nous, Harveys Hill Lane, Luffenhall, Stevenage, SG2 7PX

Application type

Variation of Condition

Proposal

AMENDED PROPOSAL

Section 73 Application : Variation of Condition 2 (plans) and removal of Condition 8 (Access Details) of planning permission 23/01154/FP granted on 22.08.2024 for Erection of one detached 4-bed dwelling following demolition of existing dwelling (amended by plan received 30/11/23).

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 does not wish to restrict the grant of permission subject to the following conditions:

No objection, subject to the following:

- The access is constructed in accordance with the submitted plan showing the approved visibility splays.
- The splays are maintained free from obstruction at all times.

The Authority will accept a 1:15 gradient for the initial section only, provided that:

- The transition to 1:20 occurs within the site as proposed.
- Surfacing is in a bound material to prevent erosion and maintain traction.
- Drainage measures are implemented to prevent surface water discharge onto the highway.
- These measures align with inclusive design principles and mitigate risk for all users.

All works within the highway require separate approval under the Highways Act 1980 and must be carried out by an approved contractor under a Section 278 agreement. The development shall be completed in accordance with previously approved details under application ref: 24/01959/S73, except where varied by this application.

Highway comments:

The Highway Authority (HA) has reviewed the Technical Note (TN) dated 16 December 2025, submitted by the applicant. The TN includes:

- Highway boundary information for Harveys Hill Lane.
- Results of Automatic Traffic Counter (ATC) speed surveys undertaken between 6–12 December 2025, positioned approximately 50m north and south of the proposed access.
- A plan demonstrating achievable visibility splays based on measured speeds.

Speed Survey and Visibility Requirements

The ATC survey results indicate 85th percentile approach speeds of:

- 18.7 mph (northbound)
- 20.6 mph (southbound)

These figures are significantly below the posted speed limit of 60 mph and reflect the nature of Harveys Hill Lane (geometry, width, and rural character).

In accordance with national guidance, visibility splays should be based on measured speeds rather than theoretical assumptions. As the recorded speeds are well below 30 mph, the appropriate design standard is Manual for Streets (MfS), rather than the Design Manual for Roads and Bridges (DMRB), which applies to higher-speed roads.

Using MfS standards, the required visibility splays are:

- 2.4m x 23m (northbound)
- 2.4m x 26m (southbound)

The submitted plan confirms these splays are achievable within highway land or land under the applicant's control and are free from obstruction.

The ATC data also shows Harveys Hill Lane is very lightly trafficked, with an average of 14 vehicle movements per day in each direction, further reducing potential conflict risk.

Conclusion

Based on the evidence provided, the proposed access arrangements:

- Reflect actual operating conditions.
- Comply with MfS guidance for visibility based on measured speeds.
- Are unlikely to result in an unacceptable impact on highway safety or a severe residual cumulative impact, in accordance with the National Planning Policy Framework (NPPF).

The HA is satisfied that the applicant has addressed previous concerns regarding visibility and speed data. The proposed splays of 2.4m x 23m and 2.4m x 26m are considered acceptable.

Recommendation

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Signed

Senober Khan

12 January 2026