

2602-037/RTBL/02
10 March 2026

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For the attention of: Paul Marshall

Sent by email to: paul.marshall@hertfordshire.gov.uk

Dear Sir

**The Salusbury and Burroughs Educational Foundation
Proposed Residential Development of Land at School House, School Lane, Offley, Hertfordshire SG5 3AT
North Hertfordshire Council's Application Reference: 25/02708/FP
Response to Hertfordshire County Council's Consultation Response**

I have been instructed by my client, Richard Alvarez (chair of the Trustees of The Salusbury and Burroughs Educational Foundation) to review your County Council's consultation response (in its role as the Local Highway Authority) to North Hertfordshire Council dated 23 January 2026 recommending its refusal of this planning application.

I note that the County Council has "*no objection in principle to the proposed development*" but that it identified that the 2.4 x 33m visibility splay indicated on the *Proposed Parking Access – Highways & Landscaping* drawing (number 736/11-01, Revision PD) prepared by Hox Design is inconsistent with the requirement to provide a visibility splay of 2.4 x 43m on a road with a speed limit of 30mph. You helpfully suggested that if this could not be achieved then a speed survey should be undertaken in order to determine the 85th percentile traffic speeds on School Lane in order to establish whether, or not, they would justify a reduced visibility requirement.

Mindful that visibility splays of 2.4 x 43m cannot be achieved at the proposed site access given the alignment of School Lane and the imposition of adjacent properties, Mr Alvarez instructed me to commission such a survey and to interpret the findings.

That survey was undertaken between Tuesday, 24 February and Monday, 2 March 2026 (inclusive) by Paul Castle Associates and I enclose a copy of its Survey Report with this letter for your review.

With reference to the fourth and fifth tabs of the report, you will see that it reveals the 85th percentile traffic speeds of traffic on School Lane provided in the table overleaf (I have emboldened the maximum values for both northbound and southbound traffic speeds for ease of reference):-

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Table 1 – 85th Percentile Traffic Speeds on School Lane in the Vicinity of the Proposed Site Access

School Lane	Northbound (mph)		Southbound (mph)	
Time Period	5-day Average	7-day Average	5-day Average	7-day Average
10:00 – 12:00	17.2	18.2	17.2	17.6
14:00 – 16:00	16.1	16.4	16.5	16.7

Source: 2612 Hitchin ATC.xlsx

My first observation is that the highest value for the 85th percentile traffic speeds of 18.2mph for northbound traffic is consistent with the equivalent value for the 24-hour traffic speed (see the third tab).

My second observation is that with reference to Table 7.1 (Derived SSDs for streets (figures rounded)) on page 91 of *Manual for Streets* (2007) for an 85th percentile traffic speed of 19mph gives an SSD adjusted for bonnet length ('Y' distance) of 23m.

With this evidence base, I trust that you will now be able to confirm to North Hertfordshire Council that the visibility splays indicated on the *Proposed Parking Access – Highways & Landscaping* drawing are satisfactory and that you are now able to withdraw your objection and recommend the approval of Mr Alvarez's application, subject to the imposition of appropriate conditions.

Should you have any comments or queries, please do not hesitate to contact me.

Yours faithfully



R T B Lyons
Director

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enclosure

cc Thomas Howe – North Hertfordshire Council (by email to: thomas.howe@north-herts.gov.uk)
John Clarke – Hox Design (by email to: john.clarke@hoxdesign.co.uk)