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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: 26/00047/PIP
HCC ref: NH/27899/2026
HCC received: 21 January 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land At Grange Farm, Hitchin Road, Great Wymondley, Hertfordshire,

Application type

Permission in Principle

Proposal

Permission in Principle : Demolition of existing stable building and erection of up to 9 dwellings

Recommendation

OTHER

COMMENT

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Proposed Site Plan and Planning Statement Project Ref: 25088 Date: January 2026.

Sections 5.48 and 5.49 state:

The nearest bus stops to the site served by the No. 80 bus in both directions are located approximately 150m from the site on Arch Road. It is therefore considered that the site is in a sustainable location with access to facilities and non-car modes of transport. Criterion (c) is therefore satisfied.

The highway Authority would challenge this. Access to the bus stops would require residents to walk on the carriageway. The county council considers Arch Road to be a traffic sensitive road, covering the period: 07:00 - 09:30 and 16:00 - 18:30 Monday to Friday

This would not provide a safe or suitable route for pedestrians especially vulnerable highway users such as, but not limited to, people in wheelchairs, children and people with pushchairs. Paragraph 115 of the National Planning Policy Framework states that the site should provide safe and suitable access to the site for all users. In this instance the proposed site cannot achieve safe and suitable sustainable access for all users.

Walking even a short distance along Hitchin Road towards the bus stops would be unsafe especially in the winter during times when it gets dark around 4:30 pm owing to the route being partially lit causing safety concerns which would be in contradiction to paragraph 116 of the National Planning Policy Framework.

CONCLUSION

Section 5.60 of the Planning Statement states: Matters such as vehicular and pedestrian access, parking etc. should be considered at technical details stage subject to the permission in principle being granted. From a safety perspective should the proposals come forward as a full planning application the Highway Authority would need to be satisfied that the access for pedestrians is safe.

Signed

Paul Marshall

27 January 2026