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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: 26/00415/PIP
HCC ref: NH/28234/2026
HCC received: 17 February 2026
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Waterdells, Pottersheath Road, Welwyn, Hertfordshire, AL6 9TA

Application type

Permission in Principle

Proposal

Permission in Principle : Erection of one detached dwelling

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:

The HA does not support the proposed development in principle for the above given reasons as it fails to comply with national and local transport policies.

Highways comments:

The applicant is seeking permission in principle to erect a single dwelling accessed off Pottersheath Road, the Highway Authority (HA) has reviewed the information provided in the planning statement and the plans submitted and has the following comments to make:

1. Sustainability and Accessibility

The proposed site is located along Pottersheath Road, where:

- There are no footways,
- No street lighting,
- No formal crossing facilities,
- And no public transport services within an acceptable walking distance, with the nearest bus stop being more than 1.6km away along an unlit rural road.

The location is therefore entirely car dependent and provides no safe or suitable access for pedestrians or cyclists, contrary to:

- National Planning Policy Framework (NPPF 2025) - Sections on sustainable transport and promoting active travel.
- HCC Local Transport Plan 4 (LTP4) - Policies supporting reduction of private car reliance.
- HCC Place & Movement Design Guidance - Requiring development to be situated where safe, sustainable, and inclusive movement can be achieved for all users.

The HA acknowledges that there are existing residential properties in the wider area; however, these do not set a precedent for further development under current policy frameworks, which place greater emphasis on sustainable location and accessibility.

The development fails to demonstrate that it can meet contemporary sustainability and movement objectives.

2. Access and Highway Safety

Pottersheath Road is subject to a 30mph speed limit, and as such, visibility splays of 2.4m x 43m are required in accordance with Manual for Streets guidance. From site inspection and aerial evidence:

- There is significant vegetation and foliage on both sides of the proposed access point.
- It will need to be demonstrated that visibility splays can be achieved within the extent of the public highway and/or within the applicant's land ownership, can operate safely and would not be prejudicial to highway safety.
- Proposals for vegetation clearance, cutting back, or boundary realignment will/may be required.

Therefore, the applicant will need to demonstrate that a safe and suitable access can be delivered, to comply with:

- NPPF 2025 - requirement for safe and suitable access for all users,
- HCC Highways Design Guide,
- Road Safety considerations for new or intensified access points.

3. Highway Authority Position

Given the site's unsustainable location, with no pedestrian facilities, no street lighting, no public transport, and complete reliance on the private car, together with insufficient evidence regarding access geometry and visibility, the HA considers the proposal to be contrary to national and local transport policy. The development would result in an unacceptable impact on highway safety and would not support opportunities for safe or sustainable travel.

In conclusion the site provides no footways, no lighting, no safe pedestrian or cycle routes, and no accessible public transport. As such, the proposal conflicts with key policy requirements relating to safe access, sustainable movement, and the prioritisation of walking and cycling, and is therefore unacceptable on highway grounds.

Accordingly, the HA would object in principle.

Recommendation:

The HA does not support the proposed development in principle for the above given reasons as it fails to comply with national and local transport policies.

Signed

Senober Khan
11 March 2026