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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: 25/02975/FP
HCC ref: NH/28096/2026
HCC received: 5 February 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Vicars Grove Pit, Little Almshoe Road, St Ippolyts, Hertfordshire, SG4 7QU

Application type

Full Application

Proposal

Full Planning Permission : Partial change of use of former quarry to private dog walking and exercise area including parking, one raised portacabin, installation of fencing and gate. Borehole exclusion zone

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:

Following review of the submitted documents, the Highway Authority requires additional information and clarification before it can provide a formal highways recommendation on this application.

The Planning Statement indicates that the applicant “operates a private dog exercise business,” while other documentation states that the proposed area is for “solely private use by the applicant” with “no managed booking system or public access.” These statements appear contradictory, and as currently worded they do not provide sufficient certainty regarding the nature and intensity of the proposed use.

The Highway Authority must therefore determine whether the proposal has any direct or indirect connection to the applicant’s existing dog exercise business, as a commercial use would generate

materially different levels of vehicle movements and could result in intensification of traffic on the access track.

Signed

Paul Marshall

16 February 2026