



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 25/03014/PIP
HCC ref: NH/27470/2025
HCC received: 19 March 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land Adjacent To 4, Lower Titmore Green, Little Wymondley, Hertfordshire, SG4 7JT

Application type

Permission in Principle

Proposal

AMENDED PROPOSAL

Permission in Principle : One self build custom 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 Highway Authority has reviewed the applicant's additional information but continues to object to the proposed Permission in Principle. Nothing submitted addresses or overcomes the original, fundamental concerns regarding highway safety, sustainable access, or compliance with required design standards.

1. Unsafe Highway Conditions Persist

Lower Titmore Green remains a narrow rural lane that cannot safely accommodate two way traffic. Passing places are extremely limited and susceptible to standing water, and eroded verges. These constraints present a significant and unresolved safety hazard and remain contrary to Hertfordshire's Place & Movement Planning Design Guidance.

2. No Safe or Sustainable Access

Walking or cycling along Lower Titmore Green is unsafe during most conditions, particularly in winter, evenings, and poor weather. There are no bus stops within any safe or reasonable walking distance. This conflicts with national and local transport policy requirements for safe access for all

users and for prioritising sustainable modes of travel. The site therefore fails to meet basic sustainability expectations.

3. Non Compliance with HCC Transport and Design Policies

The proposal continues to conflict with adopted policy requirements, including:

- The need to resist development that harms the safety or rural character of lanes and public rights of way.
- The requirement that access arrangements be safe, suitable for all users, and built to an appropriate standard.
- The transport hierarchy that prioritises pedestrians, cyclists, and passenger transport above private car use.

No evidence has been provided to demonstrate that the development can satisfy these standards.

4. No Material Change to Overcome Original Refusal

Although the applicant references wider planning policy changes, these do not alter the physical constraints of the lane, the absence of safe sustainable access, or the highway safety issues. These are site specific limitations that cannot be addressed at the Permission in Principle stage.

Conclusion

The Highway Authority therefore reaffirms its objection and continues to recommend refusal. The proposal remains unsafe, unsustainable, and contrary to adopted design guidance, local transport strategy, and national policy. No new information submitted changes this position.

Signed

Paul Marshall

7 April 2026