



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: 26/01171/FP
HCC ref: NH/29289/2026
HCC received: 27 May 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

BENDISH STABLES HITCHIN SG4 8JA

Application type

Full Application

Proposal

Full Planning Permission : Erection of one detached single storey self-build dwelling including alterations to existing access, parking and landscaping following demolition of existing workshop, storage building, derelict glasshouses, sheds and pig-pens.

Bendish Stables, Hollybush Lane, Bendish, Hitchin, Hertfordshire, SG4 8JA

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:

Hertfordshire County Council as the Highway Authority have reviewed the supporting documents and drawings and wishes to raise an objection to the application. This is due to a lack of information to assess the application against current standards.

Access

The site is currently served by an existing gated vehicular access from Hollybush Lane. This access is already of a generous width and is capable of safely accommodating vehicle movements associated with the proposed development.

While it is noted that a slight widening of the access has been suggested to serve the new bungalow, no clear justification has been provided for this alteration. The Highway Authority would typically require a demonstrable highway safety or operational benefit to support such an enlargement and does not ordinarily support access widening in the absence of a valid safety rationale.

CONCLUSION

Although Hollybush Lane is subject to a 60mph speed limit, it is a cul-de-sac and as such experiences very low traffic volumes and reduced vehicle speeds in practice. Given these site-specific conditions, the existing access arrangement is considered adequate to provide safe ingress and egress, and any proposal to widen it must be supported by clear and robust evidence of necessity.

Signed
Paul Marshall

8 June 2026