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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: 26/02176/PIP
HCC ref: NH/30361/2026
HCC received: 8 September 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land North Of 79 Ashwell Road, Bygrave, Baldock, Hertfordshire, SG7 5EB

Application type

Permission in Principle

Proposal

Permission in Principle : Erection of two dwellings

Recommendation

OTHER

The Highway Authority has reviewed the submitted Permission in Principle (PiP) application for the erection of two dwellings on land north of 79 Ashwell Road, Bygrave.

The scope of a Permission in Principle application is limited to the consideration of the site's location, land use and amount of development. Detailed matters, including access design, visibility splays, parking provision, turning facilities and other technical highway considerations, would be addressed at the Technical Details Consent stage.

The site is located within the existing settlement of Bygrave and is adjacent to established residential development. The proposal is for a modest scale development comprising two dwellings only. The site benefits from an existing vehicular access onto Ashwell Road, which currently serves No. 79 Ashwell Road and is anticipated to be utilised as the means of access for the proposed development. There is no evidence at this stage of any fundamental highway constraint that would render the site unsuitable in principle for the proposed amount of development.

The Highway Authority has reviewed the Department for Transport Connectivity Tool assessment for the site. The assessment identifies an overall connectivity score of 20 (excluding driving) and a

driving accessibility score of 72. Whilst the results indicate relatively low accessibility by walking, cycling and public transport when compared with national averages, this is characteristic of a rural village location.

The site is served by a nearby bus stop on Ashwell Road with services connecting to Baldock, Letchworth Garden City, Hitchin and Royston. Having regard to the site's location within the settlement, the availability of public transport and the limited scale of development proposed, the connectivity results do not, in themselves, justify an objection on highway grounds.

Accordingly, having regard to the matters relevant to a Permission in Principle application, the Highway Authority raises no objection in principle to the proposed development on highway grounds.

Signed

Paul Marshall

10 September 2026