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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: 25/02791/FP  
HCC ref: NH/27533/2025  
HCC received: 15 December 2025  
Area manager: Manjinder Sehmi  
Case officer: Shamsul Huda

**Location**

Motte And Bailey, 1 Great Green, Pirton, Hitchin, SG5 3QD

**Application type**

Full Application

**Proposal**

Full Planning Permission : Erection of one 4-bedroom detached dwelling including bin store, parking, landscaping and reconfiguration of the existing public house car park and rear garden. Creation of vehicular access off Crab Tree Lane

**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:

**COMMENT:**

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority unable to make recommendation due to doubt over possible implications for highway safety, sustainability, and convenience.

The proposal includes to construct a 4-bed detached dwelling onto lands adjacent to 1 Great Green in Pirton. It also proposes to create vehicular access off Crab Tree Lane which is an unclassified road and classified as a residential street (P2/M1) in the HCC's Place & Movement Planning Design Guide and speed limit is restricted to 20mph.

Considering only one dwelling, the proposed access arrangement as shown on the drawing (Ref- 25.4585.101 Rev-P4) is far from ideal. The HCC's new Place& Movement Planning Design Guide (P&MPDG Marc 2024) says that "A vehicle crossover is suitable on P&M category P2/M1, P3/M1 and P3/M2 streets for up to 2,000 Passenger Car Units (PCU) per day on the entry arm" (Ref- Part3 Chapter 9 Para 3.2).

Para 2.7 of the submitted transport statement (TS) says that footways are provided along northern side of Crabe Tree Lane. However, the submitted drawing (Ref- 25.4585.101, Rev-P4) failed to show the provision of the aforementioned footways.

In the light above, the applicant is advised to design the access arrangement as a VXO (Vehicular Cross Over) only including provision of 2m wide footway (as said in the para 2.7 of TS) and provision of pedestrian's tactile crossing onto Crab Tree Lane so that anticipated pedestrians could cross safely north -south direction.

The applicant has failed to provide refuse bin collection point within the application site. The applicant is advised to provide a suitable refuse bin collection arrangement in accordance with the Manual for Street (MfS2)

The Highway Authority considered that the current application, by means of its site access design, pedestrians movement is substandard and due to absence of footways & pedestrian crossing would not be acceptable due to highway safety and LPT4 policy compliance. However, I am more than happy to reconsider the application if the above-mentioned issues are addressed satisfactorily.

**Signed**

Shamsul Huda

31 December 2025