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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: 26/00527/FP
HCC ref: NH/28706/2026
HCC received: 31 March 2026
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Lower Green Farm, Lower Green, Ickleford, Hitchin, SG5 3TW

Application type

Full Application

Proposal

Full Planning Permission : Change of use from equestrian land to dog walking facility and glamping site to include erection of 5 shepherds huts and installation of fencing, access road and parking

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 does not wish to restrict the grant of permission.

Highways comments:

The Highway Authority (HA) has reviewed the proposals, given the development would utilise the existing access onto Lower Green, which is suitable for the modest level of vehicle movements expected.

The internal layout provides separate parking areas for the glamping and dog walking uses, with appropriate turning provision so that vehicles can safely enter and exit in forward gear. A lockable pedestrian gate will allow secure access from the dog walking parking area into the enclosed field.

The dog walking facility operates on a pre-booked one-hour system, including a 10-minute buffer between sessions. This results in around two two-way movements per hour, which is considered negligible and well below any threshold that would materially affect the operation of the local

highway network. Glamping guests are expected to arrive once and make limited trips during their stay, meaning this element will not intensify traffic flows.

The proposals do not encroach on Bridleway Ickleford 004, and the bridleway must remain unobstructed during construction and operation. With suitable conditions to secure parking, turning, internal surfacing and a simple construction management plan, the scheme is considered acceptable. Overall, the development would not result in adverse highway safety impacts and therefore complies with Local Plan Policy T1 and Section 9 of the NPPF (2024).

Recommendation:

The HA does not raise an objection to the proposal.

Signed

Senober Khan

18 April 2026