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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: 26/00361/PIP
HCC ref: NH/28243/2026
HCC received: 18 February 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land Adjacent To 1 Ninesprings Cottage, Wymondley Road, Hitchin, Hertfordshire, SG4 9QL

Application type

Permission in Principle

Proposal

Permission in Principle : Erection of one detached 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:

COMMENT:

This application seeks Permission in Principle (PiP) for the development of a single dwelling. The proposal indicates a new vehicular access onto Wymondley Road, which is an unclassified local access (L1) road with variable speed limits.

To the east of the proposed access point, the posted speed limit is 60mph, which in accordance with the HCC Place & Movement Design Guide (P&MPDG) requires visibility splays of 4.5m x 215m to ensure safe ingress and egress. Based on the site's characteristics, alignment of the highway, and third party land constraints, it appears highly unlikely that the required visibility splays can be achieved within the applicant's control.

In addition, the site is not supported by any active travel infrastructure. There is no footway on either side of the road to provide a safe pedestrian link to the existing network towards Hitchin. This lack of pedestrian connectivity directly conflicts with HCC's Local Transport Plan 4 (LTP4), which seeks to prioritise sustainable transport, reduce car dependency, and support safe and inclusive movement for all users.

While the Highway Authority recognises that this is a PiP application—where only matters of location, land use, and amount are considered—the site must still demonstrate that safe and suitable access can be achieved in principle. Based on the known constraints, the Highway Authority has significant concerns regarding the operational safety of the proposed vehicular access.

So, taking all into account, the Highway Authority recommends refusal of this Permission in Principle application due to:

- Failure to demonstrate that safe and suitable access can be achieved in principle, because the required visibility splays of 4.5m x 215m are unachievable, falling partly outside the applicant's control.
- Lack of pedestrian footway provision, resulting in no safe or sustainable access for non motorised users, contrary to the aims of LTP4.
- Conflict with paragraph 116 of the NPPF (2024), which states that development should be refused on highways grounds where it results in an unacceptable impact on highway safety or where safe and suitable access cannot be achieved for all users.

Signed

Shamsul Huda

6 March 2026