



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: 25/02077/FP
HCC ref: NH/26651/2025
HCC received: 29 September 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land Adjacent To Wymondley Bury Lodge, St Marys Church Road, Little Wymondley, Hertfordshire, SG4 7JN

Application type

Full Application

Proposal

Full Planning Permission : Erection of one self-build 3-bed dwelling including parking and hard and soft landscaping (as a variation of planning permission 23/02234/FP granted 14.03.2024)

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.

COMMENTS

Full Planning Permission: Erection of one self-build 3-bed dwelling including parking and hard and soft landscaping (as a variation of planning permission 23/02234/FP granted 14.03.2024)

The Highway Authority previously commented on a similar application, noting that its ability to provide input is limited. This is because the site is located on an unadopted track, which falls outside the jurisdiction of the Highway Authority. The Authority is responsible only for roads, footways, and verges that are publicly maintainable as part of the adopted highway network.

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers:

LD763-E01 Location and Block Plans - Existing LD763-E02 Topographical Plan - Existing
LD763-P01 Block Plan - Proposed LD763-P02 Landscape Plan LD763-P03 Floor Plans LD763-P04
Elevations LD763-P05 External Materials LD763 – DAS.

SUSTAINABILITY

'Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) recommends for cycle parking storage should be 2m (1.8m is acceptable) in length by 0.3m space between cycles. There should be parking for 1 cycle per dwelling. Outside cycle parking should be covered and lockable. The provision of well-located, safe and secure cycle parking for residents and visitors is a key factor in encouraging people to cycle as an alternative to using the private car. This should be provided.

PARKING

The proposals are in accordance Manual for Streets 8.3.58, which states 'The recommended dimensions of off-street parking bays are that they are laid out as a rectangle at least 4.8 m long by 2.4 m wide for the vehicle'

ACCESS

There are not enough details for the access to comment on.

VISIBILITY

No visibility splays have been provided. Visibility principles can be found in Manual for Streets. (MfS 2007) (Reference: Visibility along the street edge, Manual for Streets, Section 7.8.3, Page 94).

EMERGENCY ACCESS

The applicant should provide details that show a fire service vehicle can access the site. For information, access should be within 45 meters from the public highway (As required in accordance with MfS 6.7.2)

REFUSE / RECYCLING

There are no proposals for recycling bin storage. This must be in line with Manual for Streets MfS 6.8.9 residents should not be required to carry waste more than 30m and be within 25m of the kerbside/bin collection point

CONCLUSION

This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the surrounding highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning permission.

Signed
Paul Marshall

8 October 2025