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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: 26/00184/PIP
HCC ref: NH/28004/2026
HCC received: 29 January 2026
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

Bury Lodge, Ickleford Bury, Old Hale Way, Hitchin, SG5 3UW

Application type

Permission in Principle

Proposal

Permission in Principle : Erection of one detached bungalow following demolition of existing double garage

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

Site

Old Hale Way is an unclassified road (U) maintainable at public expense, having a local access function in the road hierarchy. In Hertfordshire's Place & Movement Network it is designated P1/M1 (e.g. Rural Lane). The speed limit is 30 mph and there have been two slight collisions in the road during a rolling 5-year period.

The development site is connected to Old Hale Way via a private road which is not part of the adopted highway network.

Policy Review

The key documents used to assess the application are:

- Manual for Streets 2007
- National Planning Policy Framework (December 2024)

- Hertfordshire County Council's (HCC) Local Transport Plan-4 (2018-2031, May 2018)
- HCC's Place & Movement Planning & Design Guidance (adopted in March 2024)

Drawings

The Highway Authority notes the submission of documents to support the proposal, including Drawing Nos. 458-PL-01 (Location Plan), 458-PL-02 (Existing and Proposed Site Plan) and a Design & Access Statement.

HIGHWAY IMPACTS

It is understood that the application is Stage 1 of the Permission in Principle process whereby the considerations are limited to:

- location of the site
- the type of land use proposed
- the amount of development.

Access is not a consideration at this stage. All highway and transport issues would need to be examined as part of a future (Stage 2) application.

Sustainability

As referenced in the Design & Access Statement, the site is in close proximity to a variety of retail, hospitality, educational and recreational destinations. It is located on a bus route offering hourly weekday departures in each direction between Stevenage and Bedford, and is within two miles (approximately 10 minutes' cycling time) of Hitchin railway station.

CONCLUSION

The Highway Authority acknowledges that this is a sustainable location, offering a variety of services within walking and cycling distance, along with viable public transport options. It therefore has no objection to the granting of a Stage 1 Permission in Principle.

Signed

Geoff McMahon

9 February 2026