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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: 25/01460/FP  
HCC ref: NH/25408/2025  
HCC received: 16 June 2025  
Area manager: Manjinder Sehmi  
Case officer: Paul Marshall

**Location**

MARSHFIELD BARN NEW INN ROAD HINXWORTH SG7 5HB

**Application type**

Full Application

**Proposal**

Replacement of existing dilapidated barn to provide one self-contained dwelling including basement, parking and landscaping

**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:

The Bridleway which runs along the road into the site and then along the southern boundary of the plot must remain open and unobstructed at all times. If, for safety reasons, it becomes necessary to close the Right of Way then a Temporary Traffic Regulation Order must be applied for and granted before any works or closures can take place.

The conversion of the site into a new dwelling will increase traffic along the Bridleway with residents' vehicles, deliveries, and waste lorries accessing the property. Good visibility splays are required at the entrance to the property to ensure the safety of users of the Right of Way.

The surface of the Bridleway should be improved where vehicles will be passing over it where it is not already a tarmac surface. Improvements to the surface should be made in line with HCCs standard approved specifications.

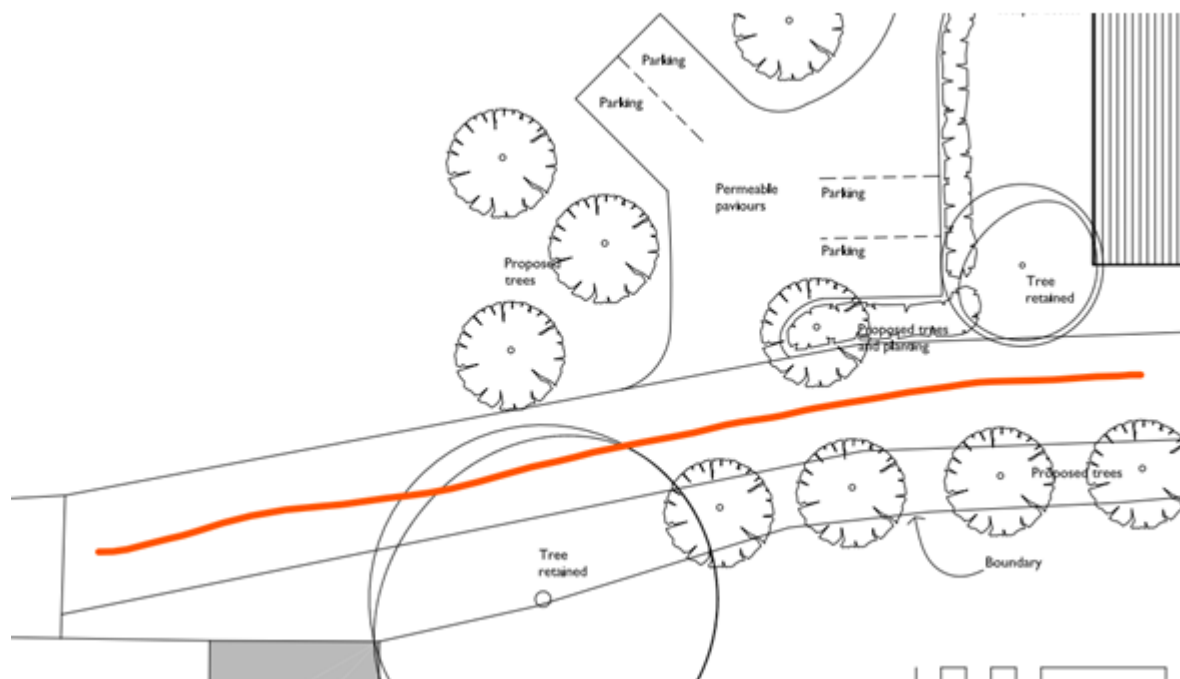
The proposed new line of trees along the southern boundary must not be placed within the width of the Bridleway. Rights of Way, where a width is not specified, are presumed to exist across the full width between boundary features, or if none are present, then across a width where people could reasonably have used the route. Any current fencing/line of trees along the southern side marks the boundary of the Bridleway and no additional vegetation should be installed which would reduce this width.

It's unclear about what exactly they are proposing to do with the surface. The entrance into the site is grass at the moment? and site plan shows illustrating paving for the parking bays, but the statement says the applicant will be leaving the surface unchanged and as grass.

If the proposal is to have vehicle access into the site remain grass, then that will need to be surfaced to withstand vehicle use, we can't have the Bridleway being churned up by cars which will inevitably be coming and going more often than any current traffic to that site. The section of surfacing is the marked by the black wiggly line.

## CONCLUSION

Due to the above review there is a need for further information. Until this is provided the Highway Authority are unable, at this time, to extend the grant of planning permission



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Marshall

9 July 2025