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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: 25/02975/FP
HCC ref: NH/28096/2026
HCC received: 19 February 2026
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

Vicars Grove Pit, Little Almshoe Road, St Ippolyts, Hertfordshire, SG4 7QU

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Partial change of use of former quarry to private dog walking and exercise area including parking, one raised portacabin, installation of fencing and gate. Borehole exclusion zone

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.

HCC as Highway Authority recommends inclusion of the following Advisory Notes (AN) to ensure that any works affecting the highway are carried out in accordance with the provisions of the Highways Act 1980:

AN1) **Storage of materials:** The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN2) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

COMMENTS

Site

Little Almshoe Road is an unclassified road maintainable at public expense and having a local access role in the road hierarchy. In Hertfordshire's Place and Movement network it is classified as P1/M1 (e.g. Rural Lane). The speed limit is 60 mph and there have been no collisions in the road during a five-year rolling period (although there has been a cluster of collisions in Little Almshoe village at the junction with London Road). The development site is accessed from a private road which does not form part of the adopted public 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)
- Place & Movement Planning & Design Guidance for Hertfordshire (March 2024)
- NHDC Local Plan 2011-2031 (November 2022)

Drawings

The Highway Authority notes the submission of documents to support the proposal, including 01-01A (Location Plan), 01-PL04/5A (Site Plans), 01-PL06B (Portacabin, Fencing & Gate) and a Design & Access Statement Supplement.

History

The Highway Authority responded to the original application on 16/02/26 recommending refusal pending the submission of further information which has now been received.

HIGHWAY IMPACTS

Access is via a well-established private road connecting to a relatively straight section of the public highway offering acceptable visibility. All of the proposed development work would take place well away from the public highway, and the LPA as parking authority will adjudicate on the appropriate level of parking provision. The Design & Access Statement Supplement states that, following the change of use, the site is not expected to generate more than sixteen additional vehicle movements per day.

CONCLUSION

Subject to the above Informatives, the Highway Authority considers that the proposal would not severely affect the safety and operation of the wider public highway network and therefore does not wish to restrict the grant of permission.

Signed

Geoff McMahon
11 March 2026