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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: 26/00527/FP
HCC ref: NH/28706/2026
HCC received: 31 March 2026
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Lower Green Farm, Lower Green, Ickleford, Hitchin, SG5 3TW

Application type

Full Application

Proposal

Full Planning Permission : Change of use from equestrian land to dog walking facility and glamping site to include erection of 5 shepherds huts and installation of fencing, access road and parking

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 subject to the following conditions:

Conditions:

Prior to the commencement of development, and for the duration of construction and thereafter, Public Bridleway Ickleford 004 shall remain unobstructed and available for use at all times. No materials, plant, or equipment associated with the development shall be stored or placed on the public right of way.

Reason:

To ensure the continued safe and convenient use of the public right of way in accordance with Section 9 of the National Planning Policy Framework (2024).

Prior to first occupation of the development hereby permitted, the vehicular parking and turning areas shown on the approved plans shall be laid out, surfaced, and made available for use. These areas shall thereafter be permanently retained for their intended purpose.

Reason:

To ensure adequate off-street parking and turning provision in the interests of highway safety and to avoid obstruction of the public highway, in accordance with Policy T1.

Prior to first occupation, all access roads, driveways, and turning areas within the site shall be properly surfaced in a hardbound material for a minimum distance of 5 metres from the highway boundary and retained thereafter.

Reason:

To prevent the discharge of loose material onto the highway in the interests of highway safety, in accordance with Policy T1 and Section 9 of the NPPF (2024).

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Method shall include details of:

- a. Access arrangements to the site;
- b. Traffic management requirements
- c. Construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas);
- d. Siting and details of wheel washing facilities;
- e. Cleaning of site entrances, site tracks and the adjacent public highway;
- f. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times (if nearby schools);
- g. Provision of sufficient on-site parking prior to commencement of construction activities;
- h. Post construction restoration/reinstatement of the working areas and temporary access to the public highway; and
- i. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

REASON: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018), Policy SADM2 of the Welwyn Hatfield Borough Council Local Plan and the National Planning Policy Framework.

Informatives:

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

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.

Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority

to obtain their permission and requirements 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.

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.

Highways comments:

The Highway Authority (HA) has reviewed the proposals, given the development would utilise the existing access onto Lower Green, which is suitable for the modest level of vehicle movements expected.

The internal layout provides separate parking areas for the glamping and dog walking uses, with appropriate turning provision so that vehicles can safely enter and exit in forward gear. A lockable pedestrian gate will allow secure access from the dog walking parking area into the enclosed field.

The dog walking facility operates on a pre-booked one-hour system, including a 10-minute buffer between sessions. This results in around two two-way movements per hour, which is considered negligible and well below any threshold that would materially affect the operation of the local highway network. Glamping guests are expected to arrive once and make limited trips during their stay, meaning this element will not intensify traffic flows.

The proposals do not encroach on Bridleway Ickleford 004, and the bridleway must remain unobstructed during construction and operation. With suitable conditions to secure parking, turning, internal surfacing and a simple construction management plan, the scheme is considered acceptable. Overall, the development would not result in adverse highway safety impacts and therefore complies with Local Plan Policy T1 and Section 9 of the NPPF (2024).

Recommendation:

The HA does not raise an objection to the proposal subject to the following conditions.

Signed

Senober Khan

1 July 2026