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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: 25/03120/OP
HCC ref: NH/27588/2025
HCC received: 18 December 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land At Fear End, Fears Green, Sandon, Buntingford, SG9 0QY

Application type

Outline

Proposal

Outline Application : Erection of one self-build dwelling (all matters reserved except means of access) and demolition of existing detached barn

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 proposed development fails to demonstrate that the means of access would provide safe, inclusive, and accessible routes for all users, including those with disabilities and reduced mobility. The submitted plans do not adequately address pedestrian cycle connectivity, and therefore do not comply with Paragraphs 8(b), 96, and 117 of the National Planning Policy Framework (NPPF) (as amended February 2025), which require developments to create well-designed places with accessible services and to meet the needs of all transport users.

Example

Planning for Walking, issued by the Chartered Institution of Highways and Transportation (CIHT) places emphasis on developments being located and designed, where practical, to give priority to pedestrian (and cycle) movements and have access to high quality public transport facilities. In terms of accessibility, 400m walking distance to bus stops is considered to represent a reasonable catchment, further for a railway station (800m). Access from the site to the nearest bus stops would be a walking distance of between 1 hour and 10 minutes to 1 hour and 30 minutes. Most of the

roads leading to the bus stops are winding country lanes with a 60 mph posted speed limit which are unlit and provide no footways

Furthermore, the proposal conflicts with North Hertfordshire Local Plan Policy SP6 (Sustainable Transport), which mandates accessible and integrated transport infrastructure, including rights of way and cycling routes, and seeks to deliver accessibility improvements and promote safe, sustainable travel. It also fails to comply with the Council's Inclusive Design SPD, which requires developments to ensure safe, inclusive, and accessible environments for all users.

CONCLUSION

For the reasons stated above the highway authority are unable to extend the grant of planning permission.

Signed
Paul Marshall

7 January 2026