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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: 25/01514/FP
HCC ref: NH/25598/2025
HCC received: 6 May 2026
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Whitehorse Service Station, Clothall Road, Baldock, Hertfordshire, SG7 6PD

Application type

Full Application

Proposal

AMENDED PROPOSAL

Full Planning Permission : Erection of shop, forecourt canopy, car and jet wash, car and cycle parking, EV vehicle charging points, hard and soft landscaping, and bin stores following demolition of existing buildings

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:

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;
- 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 additional information submitted by the applicant in response to the Authority's comments dated 7 April 2026, including the revised access design and supporting documentation.

The Authority previously raised concerns relating to:

- The suitability and safety of the site access arrangements
- Visibility splays and junction geometry
- Interaction with existing highway users (including pedestrians and cyclists)
- Overall compliance with relevant design standards and placemaking objectives

Having considered the revised drawings and supporting information, the Authority is satisfied that:

- Access geometry has been improved, with appropriate junction radii and alignment now provided to accommodate anticipated vehicle movements.
- Visibility splays have been clarified and are acceptable, subject to being secured and maintained free of obstruction.
- The revised layout better reflects Place and Movement principles (in line with Hertfordshire CC guidance), including improved pedestrian priority and legibility.
- Any previous ambiguities regarding tracking and manoeuvrability have been adequately addressed through the submitted swept path analysis.

As such, the HA considers that the applicant has satisfactorily addressed the concerns outlined in the 7 April 2026 consultation response.

The Authority notes that meaningful improvements have been made to the access arrangement, particularly in relation to geometry, visibility, and user safety.

In light of these revisions:

- If the access now reflects a standard/simple priority junction arrangement, with no unusual or high-risk features, it is reasonable to conclude that a Stage 1 Road Safety Audit is no longer strictly required at this planning stage.

Recommendation:

In view of the above and subject to the following condition the HA raises no objection

Signed

Senober Khan

26 May 2026