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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: 25/02102/FP
HCC ref: NH/26488/2025
HCC received: 15 September 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land At Shangri-la Farm, Todds Green, Stevenage, Hertfordshire, SG1 2JE

Application type

Full Application

Proposal

Full Planning Permission : Installation of hardstanding to provide parking and turning space for vehicles and equipment in connection with established and/or permitted farming, estate management and diversified uses on immediately adjoining and nearby land (Development has commenced). Installation of fencing (Development already carried out).

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:

Restrict use of the hardstanding to purposes directly related to the adjoining land uses (farming, estate management, etc.).

Reason: To prevent future intensification or change of use that could impact highway safety.

Highway comments:

The proposal seeks retrospective planning permission for:

The installation of a hardstanding area (approx. 2,738 sqm) to provide parking and turning space for vehicles and equipment associated with established and permitted farming, estate management, and diversified land uses on adjoining and nearby land. The installation of fencing (already completed).

The development has commenced prior to approval and follows a compliance investigation (Ref: 23/00317/1ENF) into unauthorised engineering works to construct the parking area.

The Highway Authority (HA) has reviewed the submitted documentation, which includes:

- A site plan
- A Planning Statement (PS)

The PS outlines that the hardstanding is intended to address a shortfall in parking for staff and visitors to nearby buildings. These buildings are currently served by a single private north-south spine road, which presents operational challenges including:

- Congestion
- Poor visibility
- Reversing movements in confined areas
- Potential conflicts with oncoming traffic

The proposed hardstanding would allow vehicles to enter and exit from the southern end of the spine road in forward gear, improving safety and operational efficiency.

While the Local Planning Authority (LPA) is responsible for assessing the adequacy of parking provision and layout, the HA's remit is to ensure that the development does not adversely affect the public highway.

Given that:

- The site is accessed via a private road
- The proposal aims to improve internal vehicle movements
- No direct impact on the public highway is anticipated

Consequently, the HA considers the proposed development is not likely to have any significant impact on parking demand or operation on the local highway network, subject to the use of the land is restricted to the adjoining land use.

Recommendation:

No objection subject to the following condition:

Condition:

Restrict use of the hardstanding to purposes directly related to the adjoining land uses (farming, estate management, etc.).

Reason: To prevent future intensification or change of use that could impact highway safety.

Signed

Senober Khan

5 October 2025