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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: 26/00349/PNR
HCC ref: NH/28260/2026
HCC received: 19 February 2026
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

Waterhall Farm, The Valley, Whitwell, Hitchin, SG4 8BN

Application type

Prior Approval

Proposal

Prior Approval Class R Agric to Flex Use : Change of use from Agricultural to flexible use (B8) Storage

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.

COMMENTS

Site

The Valley 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 P2/M1 (e.g. Residential Street). The vehicle speed is restricted to 30 mph and there have been no collisions in the road during a five-year rolling period.

The site is accessed from a long private drive (connecting to Hitchin 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 2026/405/01 (Location Plan), 2026/405/03 (Plans), 2026/405/04 (Elevations), a Planning Statement and a Covering Letter.

HIGHWAY IMPACTS

Access is via a well-maintained private road connecting to a relatively straight section of the public highway (B651) offering acceptable visibility. The site provides sufficient hardstanding for the expected level of construction logistics and parking, and for vehicles to be able to enter and exit in forward gear. The Planning Statement states that, following the change of use, the site is expected to be accessed by commercial vehicles that will be smaller than the agricultural machinery that was in use historically.

CONCLUSION

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