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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: 25/01039/FP
HCC ref: NH/25029/2025
HCC received: 15 May 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

BALDOCK SERVICES GREAT NORTH ROAD RADWELL BALDOCK SG7 5TR

Application type

Telecommunications Determination

Proposal

Erection of electrical infrastructure works to include
2no. substations, 2no meter cabinets, 2no. low voltage feeder pillars and 2no.
SCADA (communications) cabinets. Erection of 2.4m high close boarded fencing to
screen the two substations.

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.

Brief description in support of the proposed development by the applicant:

This application seeks planning permission for the construction of electrical infrastructure and associated works. The electrical infrastructure comprises 2no. substations, 2no meter cabinets, 2no. low voltage feeder pillars and 2no. SCADA (communications) cabinets which are required to support the operation of electric vehicle charging facilities at Baldock Services. The substations will also be screened by a 2.4m high close boarded fence.

Site Context

The application site is located within the existing parking area at the Extra Baldock Services. It comprises an area of existing parking and small areas of landscaping.

The Proposal

The delivery of 24no. charging bays and 12no. T360 charging upstands will be delivered under permitted development rights in the car parking area to the south of the main amenity building. The electrical infrastructure is proposed to be installed within the car parking area in proximity to the EV Upstands and are required to ensure high powered operation of the charging facilities.

Location

The electrical infrastructure will be installed within the car park area to the south of the main amenity building where the charging facilities will be located. This will ensure efficient and high-powered operation of the chargers.

The installation of equipment in this area will have minimal impact on the landscaping around the car park as the infrastructure is mainly located on hardstanding. Impacts on landscaping are discussed later in this letter.

The positioning of the substation and cabinets will allow for easy access by maintenance teams without impacting upon the wider car park. The development is in accordance with the relevant policies of the Local Plan.

Transport

The development will not generate significant additional trips but provide the infrastructure to support and promote the transition to and use of a sustainable mode of transport for those already on the road. The proposed electrical infrastructure is located within the existing car park and do not alter the circulation of the car park or the existing access arrangements at the motorway service area.

The proposed electrical infrastructure is proposed to be located on existing car parking bays to the south of the amenity building. The proposed infrastructure will reduce the number of parking spaces within the car park by three spaces. This is a small number which does not materially impact upon the operation of car park which has been designed with excess capacity built-in. As noted within the application the upstands area being delivered under permitted development and do not form part of the application.

Consequently, the proposed infrastructure will not have an unacceptable impact on highway or pedestrian safety and it will not result in unacceptable impacts on the wider highway network in line with paragraph 116 of the NPPF. As such the proposed electrical infrastructure is considered to be in accordance with Policy SP6 (Sustainable Transport), Policy SP9 (Design and Sustainability), Policy T1 (Assessment of Transport Matters) and Policy T2 (Parking) of the Local Plan.

Highways comments:

The HA has reviewed the supportive information provided in the covering letter dated 15 April 2025 including the associated plans, and would acknowledge the proposed development is not expected to have any significant traffic impact on the developments parking demand or the operation and safety of the highway network relative to the existing use.

Recommendation:

No objection.

Signed

Senober Khan

4 June 2025

