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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: 26/00052/DOC
HCC ref: NH/27881/2026
HCC received: 20 January 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Unit 3 And 4, Old Granary, Caldecote Manor, Caldecote, Hertfordshire

Application type

Discharge of Condition

Proposal

Details of Condition : Discharge of Condition 3 (Trip intensity vetting condition) as attached to Planning Application (20/00663/FP) granted on 29.4.2020

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:

Thank you for consulting the above application (Ref: 26/00052/DOC). This application seeks removal of condition 3 (Trip intensity vetting condition) of planning permission reference 20/00663/FP granted on 29.04.2020 for Change of use from an agricultural grain store to B8 storage and distribution which says that-

“Prior to the commencement of the development hereby permitted and for each subsequent change of occupier, full details of the anticipated trip rate associated with the new development and user (including types of business, number of employees, types of vehicles etc.), shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority before that use or any subsequent use shall commence. Reason: To ensure that new development would not have significant impacts on the adjacent road capacity.”

Following a review of the additional supporting documents (Trip Generation Statement), the Highway Authority considers the proposed trip generation to be reasonable and not likely to result in any significant impact on highway safety. The statement also provides details on the number and types of anticipated vehicles, and therefore the submitted information is deemed acceptable.

Signed

Shamsul Huda

11 February 2026