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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: 26/01572/PNR
HCC ref: NH/29646/2026
HCC received: 1 July 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

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 of redundant barns (units 3a, 3b and 3c) from Agricultural to flexible use (B8) (Storage or Distribution).

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 recommends that permission be refused for the following reasons:

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for highway safety and convenience.

The applicant states that the proposed units are intended for low-intensity storage use and are likely to be served primarily by smaller commercial vehicles. However, no evidence has been submitted to support this assumption. The proposed use is Class B8 (Storage and Distribution), and the application provides no assessment of trip generation, vehicle types, delivery frequencies, or the largest vehicle likely to access the site.

The supporting statement acknowledges that the site can accommodate large vehicles and has historically been served by HGV grain lorries. However, no vehicle tracking, swept-path analysis, or transport assessment has been submitted to demonstrate the impact of potential B8 traffic on the local highway network.

In the absence of sufficient supporting information, the Highway Authority cannot be satisfied that the proposal would not result in adverse transport and highway impacts. It has therefore not been demonstrated that the requirements of Class R in respect of transport and highways impacts have been met.

Accordingly, the Highway Authority raises an objection on the grounds that insufficient information has been provided to enable a robust assessment of the highway implications of the proposed Class B8 use.

Signed

Paul Marshall

15 July 2026