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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: 26/01283/DOC
HCC ref: NH/29262/2026
HCC received: 8 September 2026
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Irongate Barn, Halls Green, Weston, Hitchin, SG4 7DR

Application type

Discharge of Condition

Proposal

AMENDED PROPOSAL

Details of Condition : Details reserved by condition 5 (Car Parking and servicing Management Plan) of planning permission reference 25/01141/FP granted 11.12.2025

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.

Highway comments:

The applicant has submitted a revised Car Parking and Servicing Management Plan (CPSMP) April 2026, together with a CPSMP Addendum June 2026 and revised Drawing 255-080 Rev A, in response to the Highway Authority's (HA) previous comments. The submitted information has been reviewed by the HA and has the following comments to make:

The revised submission addresses the principal concerns raised by the HA in its consultation response dated 12 June 2026. In particular, the revised parking layout now provides 31 on-site parking spaces, compared with the 25 spaces previously proposed. The submitted Addendum confirms that the revised parking provision aligns with the applicant's identified maximum parking demand scenarios, including the maximum class scenario requiring up to 31 spaces and the assembly/event scenario generating approximately 29 spaces.

The Addendum further confirms that the operation of the site will be capacity-led, with all organised teaching sessions, workshops and events subject to a mandatory pre-booking system. Attendance levels are to be managed in advance and aligned with the available parking capacity, with controls preventing further arrivals where parking capacity has been reached. Trigger levels have also been introduced requiring active management when parking occupancy reaches approximately 90% capacity and when the site reaches full occupancy. Operational logs are also proposed to record peak parking demand and any activation of contingency arrangements.

The HA notes that the applicant has identified a contingency parking area within the wider landholding with an indicative capacity of up to 20 vehicles. The applicant confirms that this area does not form part of the assessed parking provision, is not required to demonstrate compliance with parking demand and is intended only for exceptional circumstances under the direct control of the site operator.

With regard to servicing and refuse collection, the submitted CPSMP continues to demonstrate that refuse and servicing vehicles can enter, manoeuvre and exit the site in a safe manner using the on-site hammerhead turning facility. The document confirms that servicing activities will be managed within the site and that turning areas, circulation routes and servicing zones will remain unobstructed.

The HA remains of the view that the long-term success of the arrangement will rely upon effective site management. However, the revised submissions now provide:

- Parking provision matching the applicant's identified peak parking demand.
- Defined attendance and booking controls linked to parking availability.
- Monitoring, trigger levels and review procedures.
- Operational measures to manage arrivals and prevent overspill parking.
- Identification of a contingency parking arrangement under the control of the site operator.
- Acceptable servicing and refuse collection arrangements.

Conclusion

Having reviewed the revised CPSMP, Addendum and Drawing 255-080 Rev A, the HA considers that sufficient information has now been provided to demonstrate how parking demand, servicing activity and vehicle circulation will be managed within the site and how the risk of overspill parking onto Halls Green and the surrounding highway network will be controlled.

Recommendation

The HA raises no objection to the discharge of Condition 5.

Signed

Senober Khan

29 September 2026