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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: 25/03197/FP
HCC ref: NH/28320/2026
HCC received: 24 February 2026
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

The Barn, Great North Road, Radwell, Baldock, SG7 5EN

Application type

Full Application

Proposal

Full Planning Permission : Erection of detached industrial storage building following demolition of two existing industrial storage buildings and installation of external lighting and increase in material storage height to 6.0m. (Development has commenced).

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.

HCC as Highway Authority recommends inclusion of the following Advisory Notes (AN) to ensure that any works affecting the highway are carried out in accordance with the provisions of the Highway Act 1980:

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at:
<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a

highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made-up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

AN4) Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development.

The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

COMMENTS:

Site

The Great North Road north of Baldock is a principal road (A507) maintained by the Highway Authority, having a main distributor function in the road hierarchy. In Hertfordshire's Place & Movement Network it has the designation P1/M2 (e.g. Inter-urban Road). The speed limit is 60 mph and there have been one serious and two slight collisions in the road during a five-year rolling period.

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)
- HCC's Place & Movement Planning & Design Guidance (adopted in March 2024)

Drawings

The Highway Authority notes the submission of documents to support the proposal including Drawing Nos CLL-CP-001-SK01 (Boundary Plan), C25005-HCE-ALL-00-DR-C-2000B (Proposed Site Layout Plan), LS4070054_1 (External Lighting) and a Design & Access Statement.

History

On 07/12/21 the Highway Authority responded to NHDC application Ref. 21/03160/FP (use of site for external storage) recommending approval with conditions.

HIGHWAY IMPACTS

The level of work, materials and contractors' vehicles required for this project should comfortably be accommodated within the curtilage of the site. The LPA may wish to stipulate a Construction Management Plan to ensure that the neighbourhood is not inconvenienced by the proposed works (see AN4 above).

Access

The application form states that the existing access arrangements will not be affected by the current development.

Parking

There will be no net change to the number of parking spaces at the site. The district council, as parking authority, will determine whether this level of provision is in accordance with their current guidelines, particularly with reference to accessible spaces, electric vehicle charging and secure bicycle storage.

Trip Generation

The Design & Access Statement states that *the proposal does not introduce an additional use or intensification of activity beyond the established lawful use of the site.*

Lighting

Drawing No. LS4070054_1 confirms that the spillage of light beyond the curtilage of the development site will be negligible.

Emergency Vehicle Access

The location satisfies the requirement under MfS 6.7.2 that fire appliances must be able to get within 45 meters of buildings in an emergency.

Refuse and Recycling

The Highway Authority assumes that arrangements for the storage and collection of commercial waste and recycling are already in place and will continue.

CONCLUSION

The Highway Authority considers that, subject to the informatives set out above, the application has no adverse implications for the public highway and does not wish to restrict the grant of permission.

Signed

Geoff McMahon

17 March 2026