



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 25/02452/S73
HCC ref: NH/26748/2025
HCC received: 7 October 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land At The South End Of, Anglian Business Park, Orchard Road, Royston, SG8 5TW

Application type

Variation of Condition

Proposal

Section 73 Application : Removal of Condition 4 (Operation hours for staff, visitors or deliveries; machine operation) of planning permission reference 23/00244/FP granted on 26.04.2023 for Temporary change of use of vacant industrial land for 5 years for use as an open storage yard (Use class B8) to include construction of vehicular access, layout of hard surfaced area, construction of security fencing and all ancillary works

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.

Highways comments:

The applicant has submitted an application pursuant to Section 73 seeking the removal of condition 4 for the following reasons:

- The secured tenant requires flexibility to operate the site on a 24/7 basis, which is currently restricted by Condition 4.
- A professional noise report confirms that extended hours will not cause unacceptable noise impacts, even under worst-case scenarios.
- The site is located within a busy industrial estate and near a mainline railway, reducing sensitivity to additional noise.
- The proposal aligns with Policy D3 and the NPPF, ensuring living conditions are protected.

- Removing the condition enables occupation of a vacant brownfield site, supporting economic growth and employment in line with Policy SP3 and Paragraph 85 of the NPPF.
- The permission is for a temporary 5-year use, and 24/7 operation is expected to be occasional, not constant.

Given that the site is located within an established industrial area, the Highway Authority (HA) considers that permitting 24/7 operations would not have any significant adverse impact on the highway network operation.

Any activity occurring outside the currently restricted hours would fall outside peak traffic periods and therefore is unlikely to contribute to congestion or disrupt the flow of traffic.

Recommendation:

Accordingly, the HA has no objection to the removal of Condition 4 from a highways and transport perspective.

Signed

Senober Khan

27 October 2025