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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: 25/02284/PNR
HCC ref: NH/26559/2025
HCC received: 22 September 2025
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Priory Farm, Priory Lane, Little Wymondley, Hitchin, SG4 7HD

Application type

Prior Approval

Proposal

Prior Approval Class R Agric to Flex Use : Change of use of existing grain store from agricultural to flexible commercial use under use class E.

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 Note (AN) to ensure that any works within 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.

COMMENTS

The proposals are for Prior Approval Class R Agric to Flex Use: Change of use of existing grain store from agricultural to flexible commercial use under use class E.

Context:

The site, Priory Farm, is located within a rural / farm industrial area. The access road taken from Priory Lane which is a local access road with a posted speed limit of 30mph. The access road is a privately maintained road, it falls outside the jurisdiction of the Highway Authority. As such, the Authority's ability to comment is limited, given that its responsibilities are restricted to roads, footways, verges, and other infrastructure that are publicly maintained at the public's expense (i.e., the public highway).

Policy Review:

The key documents used to assess the application are

- Manual for Streets 2007
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May 2018]
- Cycle Infrastructure Design Guidance (Department for Transport Local Transport Note July 2020)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers: Transport Statement.

"Section 4.7 of the submitted Transport Statement notes that Table 4.2 anticipates the proposed commercial use of the site could generate approximately three vehicle trips during both the AM and PM peak periods. The Highway Authority concurs with this assessment and considers that the projected trip generation would not result in any significant impact on the junction with Priory Lane or the adjoining private access road."

CONCLUSION

The Highway Authority would not wish to restrict the grant of planning permission subject to the above informatives.

29 September 2025