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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: 26/01927/FP
HCC ref: NH/30162/2026
HCC received: 20 August 2026
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Land West Of Park Farm, Park Farm Lane, Nuthampstead, Hertfordshire,

Application type

Full Application

Proposal

Full Planning Permission : Erection of one self-build agricultural dwelling including provision of 3 car parking spaces

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.

INFORMATIVES:

AN) 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.

AN) 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.

AN) 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:

Key documents and policy use to assess the application are.

1. National Planning Policy Framework (August 2026).
2. HCC's Place & Movement Planning Design Guidance adopted in March 2024
3. Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
4. Manual For Street (MfS1 2007)
5. North Herts Local Planning policy [2011-2031]

This application seeks the views of the Highway Authority regarding the proposed development to construct a tree-bed dwelling for use by farm staff.

The application site is accessed via an existing access from Park Farm Lane, which is a private access track and is not maintained by the Highway Authority. Paragraph 5 of the submitted DAS confirms that no alterations to the existing site access are proposed. Vehicle parking will be accommodated within the site, with ample parking available across the wider premises.

The submitted Design and Access Statement (DAS) clearly states that the proposed dwelling will be occupied solely by staff associated with the farm and will provide alternative accommodation for farm workers.

Taking all relevant matters into account, the Highway Authority notes that the site is in a relatively remote location. However, given the nature and intended use of the dwelling in connection with the farm operation, the Highway Authority raises no objection to the proposal.

Signed

Shamsul Huda

10 September 2026