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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: 25/03052/PNR
HCC ref: NH/27483/2025
HCC received: 10 December 2025
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

Barns At Winch Hill Farm, Winch Hill Road, Luton, Hertfordshire, LU2 8PA

Application type

Prior Approval

Proposal

Prior Approval Class R Agric to Flex Use : Building A is to be used for general industry and Building B for storage and distribution

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 Highways 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.

COMMENTS

Site

Winch Hill Road is an unclassified road maintainable at public expense and having a local access role in the road hierarchy. In Hertfordshire's Place and Movement network it is classified as P1/M1 (e.g. Rural Lane). The vehicle speed is restricted to 60 mph and there have been no 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)
- Place & Movement Planning & Design Guidance for Hertfordshire (March 2024)
- NHDC Local Plan 2011-2031 (November 2022)

Drawings

The Highway Authority notes the submission of documents to support the proposal, including PA/2025/01 (Existing Site Plan), PA/2025/02 (Existing Elevations and Floor Plans), a Transport Report and a Prior Approval Statement.

HIGHWAY IMPACTS

Access is via a generous vehicle crossover on a relatively straight section of road offering acceptable visibility. The site provides sufficient hardstanding for the expected level of construction logistics and parking, and for vehicles to be able to enter and exit in forward gear. The Transport Report states that, following the change of use, vehicle movements are not expected to exceed four two-way trips per day, and drivers will be required to follow a set route to the most common destination (the Cube Metals site on Pastures Lane).

CONCLUSION

Subject to the Informatives listed above, the Highway Authority considers that the proposal would not severely affect the safety and operation of the wider public highway network and therefore does not wish to restrict the grant of permission.

Signed

Geoff McMahon
23 December 2025