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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: 25/02022/FP
HCC ref: NH/26225/2025
HCC received: 27 August 2025
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

East Hall School, East Hall Farm, St Pauls Walden, Hitchin, SG4 8DL

Application type

Full Application

Proposal

Full Planning Permission : Change of use of former agricultural building to special educational needs school (Use Class D1) Installation of access ramps and associated parking

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.

COMMENTS:

Key documents and policy use to assess the application are.

1. National Planning Policy Framework (Dec 2024).
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. HCC's Dropped Kerb Policy May -2024
5. Manual For Street (MfS1 2007)
6. North Herts Local Planning policy [2011-2031]

The applicant proposes to increase the existing school capacity from 16 to 22 pupils through the addition of 6 SEMH students. The school was previously granted planning permission (Ref: 20/00724/FP) for the change of use of a former agricultural building to a school for children and young people with special educational needs (Use Class D1).

The planning statement confirms that no changes are proposed to the existing vehicular access from the public highway. It also notes that two additional staff members will be employed to support the increased student numbers.

The Highway Authority considers the proposal to be small in scale and, taking all factors into account, does not anticipate any significant impact on the adjacent highway network. Therefore, no objection is raised.

Signed

Shamsul Huda

17 September 2025