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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: 25/03147/FP
HCC ref: NH/27697/2026
HCC received: 5 January 2026
Area manager: Manjinder Sehmi
Case officer: David Bottoms

Location

Land Adjacent To Unit 3 On The West Side Of, Cadwell Lane, Hitchin, Hertfordshire, SG4 0SA

Application type

Full Application

Proposal

Full Planning Permission : Provision of a second layer of storage units (17no. additional units) for self-storage above existing storage units.

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.

INFORMATIVE

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) / highway informative to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:

AN) Extent of Highway: Information on obtaining the extent of public highway around the site can be obtained from the HCC website:
www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/extent-of-highways.aspx

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) 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.

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.

COMMENTS

The site is accessed by an existing wide access to Cadwell Lane, a 30mph unclassified road. This road is traffic sensitive with parking restrictions. In reference to HCC's Place and Movement network the road is classed as P2/M2 (Multi function road). There have been no recorded injury accidents in a rolling 5-year period and pedestrian flows are low. A footpath is available to the opposite side of Cadwell Lane with low urban flow.

Proposals

17 Additional self storage containers are proposed to be placed on top of some existing containers. Providing 37 in all. There are 20 existing containers. 3 containers will remain without additional containers on top.

Access & Parking

It is considered that additional trip rates will result when the site is at full capacity, however, trips are considered to be infrequent so not to have a wider impact on the highway network. The proposed site plans show that turning movements and servicing/delivery arrangements may continue to be undertaken within the applicant's premises and the existing parking and that the turning arrangements shall remain. Additional parking spaces (6) shall be available to the east of the site.

No work is required within the highway. Any nearby highway parking restrictions will apply to all. Parking levels to LPA requirements.

Highways require that the delivery and implementation of on site works may be accommodated in a regulated fashion to minimise any conflicts on the adopted highway or other movements on the wider highway network.

The height of a container is approx. 2.45m and the expected height when doubled up is approx. 4.95m.

Conclusion

All other highway matters such as visibility, emergency access and refuge collection, remain.

In summary, the Highway Authority does not wish to restrict the grant of planning permission, although recommend the inclusion of the Advisory Notes in order to ensure compliance with the provisions of the Highways Act during implementation of the works.

Signed

David Bottoms

21 January 2026