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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: 25/02638/DOC
HCC ref: NH/27895/2026
HCC received: 23 February 2026
Area manager: Manjinder Sehmi
Case officer: Geoffrey McMahon

Location

85 Beechwood Close, Baldock, Hertfordshire, SG7 6LX

Application type

Discharge of Condition

Proposal

ADDITIONAL INFORMATION

Details of Condition : Details reserved by Condition 3 (Construction Method Statement) of planning permission 25/01610/FPH granted on 14.08.2025

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 recommends that permission be refused.

In its response to application ref. 25/01610/FPH the Highway Authority recommended approval with conditions including the requirement for a Construction Method Statement (Condition 3 under the LPA's Decision Notice dated 13/08/25). The Authority also provided specific details which would be expected in order for the CMS to be approved, as follows:

Construction Method Statement (CMS) – Driveway Installation at Beechwood Close

Due to the nature of the excavation works required for installing a driveway, it is essential that a Construction Method Statement (CMS) is submitted. This is particularly important for Beechwood Close, a cul-de-sac, where access and space are limited.

Key Requirements for the CMS:

Neighbour Notification:

The applicant should inform all nearby residents of the start and end dates of the works.

A contractor contact number should be provided in case any issues arise during construction.

Site Layout Plan:

A clear drawing or diagram must be included showing the construction site and designated working areas.

This should identify, at a minimum:

Construction vehicle parking area

Wheel washing facilities

Material and equipment storage area

Access and Spoil Removal:

Given the cul-de-sac layout, the CMS should explain how earth and spoil will be removed without disrupting resident access or parking.

Any temporary restrictions or traffic management measures should be clearly outlined.

Minimising Disruption:

The CMS should include steps to minimise obstruction to neighbouring properties.

Working hours should be reasonable and comply with local regulations

The applicant has thus far submitted a substantial corporate document containing generic risk assessments, and a page of brief summary notes. What is required in order for the condition to be discharged is a bespoke document (including at least one drawing as described above) based on the Highway Authority's Construction Management Template and referencing elements of the CLOCS standards set out within it.

The Highway Authority would be able to recommend discharge of the condition on receipt of a document conforming to the above description.

Signed

Geoff McMahon

9 March 2026