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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: 26/02159/DOC
HCC ref: NH/30362/2026
HCC received: 8 September 2026
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

66 Park Lane, Knebworth, Hertfordshire, SG3 6PW

Application type

Discharge of Condition

Proposal

Details of Condition : Details reserved by Condition 6 (Construction Method Statement) of outline planning permission reference 23/02946/OP granted on 18.06.2025

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 for the following reasons:

The Highway Authority therefore recommends that Condition 6 is not discharged at this stage and that the applicant be requested to submit a revised Construction Method Statement addressing the comments set out above. Upon receipt of satisfactory amendments and supporting information, the Highway Authority can review the details further and provide an updated recommendation to the Local Planning Authority.

Highway comments:

The Highway Authority (HA) has reviewed the submitted Construction Method Statement (CMS) provided pursuant to Condition 6 of outline planning permission reference 23/02946/OP. Whilst the document provides a framework for managing construction activities, the HA considers that further clarification, amendments and additional information are required to ensure that the development can be constructed without adversely affecting highway safety, the operation of the local highway network, or the amenity of surrounding road users. The HA therefore has the following comments and recommendations for consideration and incorporation within a revised CMS:

Appendix 1 – Traffic Route and Section 4.1.4

The proposed construction traffic route requires amendment. There is a low bridge on Station Road which may restrict access for larger construction vehicles. A revised and suitable traffic route should therefore be identified and agreed to ensure that all construction vehicles can safely access and egress the site without height restrictions or routing conflicts. Details of the alternative route should be included within the CMS and clearly communicated to all contractors and delivery drivers.

Section 5 – Contractor and Visitor Parking

The CMS should confirm that all contractor, staff and visitor parking will be accommodated within the site. No parking associated with the development should take place on the public highway at any time, as this could obstruct the safe movement of vehicles, pedestrians and cyclists and adversely affect highway safety and local amenity.

Section 6 – Site Access

A Swept Path Analysis should be provided demonstrating that the largest vehicles anticipated during the construction phase can safely enter and exit the site via Park Lane. The assessment should demonstrate that manoeuvres can be completed without overrunning, damaging or obstructing the adjacent footway, verge or highway infrastructure.

Visibility splays at the site access onto Park Lane should be reviewed and demonstrated to be suitable for the types of vehicles using the access. Any vegetation, hedges or other obstructions within the visibility envelope should be cut back and maintained throughout the construction period to ensure adequate intervisibility between drivers and other highway users.

Section 6.7 – Temporary Fencing

No fencing, hoarding, barriers or other structures should be erected within the public highway without the prior approval of the HA. All temporary site security measures should be located wholly within the site boundary unless the relevant permissions or licences have first been obtained.

Section 8.4 – End of Day Procedures

The CMS should make clear that any works affecting the public highway will require the appropriate licence, permit or legal agreement from the HA before works commence. The contractor should ensure that all necessary approvals are secured in advance and that the highway is left in a safe, clean and unobstructed condition at the end of each working day.

Recommendation

The Highway Authority therefore recommends that Condition 6 is not discharged at this stage and that the applicant be requested to submit a revised Construction Method Statement addressing the comments set out above. Upon receipt of satisfactory amendments and supporting information, the Highway Authority can review the details further and provide an updated recommendation to the Local Planning Authority.

Signed

Senober Khan

29 September 2026