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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: 25/03161/DOC
HCC ref: NH/27540/2025
HCC received: 15 December 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land Between 53 And 81 And Land Rear Of 7-53, Waterdell Lane, St Ippolyts, Hertfordshire SG4 7RA

Application type

Discharge of Condition

Proposal

Details of Condition : Details reserved by condition of 22 (Construction Traffic Management Plan) planning permission reference 20/02412/FP granted 17.07.2025

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:

Until the applicant satisfactorily addressed the issues raised, the HA is unable to support the discharge of Condition 22 for the reasons outlined above.

Highways comments:

Following review of the submitted Construction Traffic Management Plan (CTMP), the Highways Authority (HA) has reviewed the submitted document and provides the following comments, which require addressing to enable discharge of the condition:

3.3.4 Construction Vehicles

The HA requires the CTMP to address the following points:

- Vehicle Types and Volumes:
- An indicative schedule of expected construction vehicle types and anticipated daily/weekly volumes must be provided.

Site Access Arrangements:

Confirmation is required on how delivery and construction vehicles will safely enter and exit the site.

- All vehicles must access and leave the public highway in forward gear.

Vehicle Movement Management:

Details are needed on how delivery vehicle movements will be coordinated, particularly where vehicles are required to swing across both lanes to enter or exit the site.

Speed Limit Considerations:

The site entrance is located within a 40mph zone. The HA queries whether a temporary reduction to 30mph, implemented via a Temporary Traffic Regulation Order (TTRO), is necessary to maintain safety during construction access and egress.

3.3.5 Initial Site Clearance

The HA requests the following information for the initial site clearance phase:

- Pre-Construction Photographs: Baseline photographs of the site and adjacent highway must be submitted.
- Traffic Management Requirements: Clarification is needed regarding any temporary traffic management (TM) measures proposed on the public highway.
 - o Any TM or signage installed on the public highway will require the appropriate Highways Authority permissions/licences.

Recommendation:

Until the applicant satisfactorily addressed the issues raised, the HA is unable to support the discharge of Condition 22 for the reasons outlined above.

Signed

Senober Khan

29 January 2026