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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: 26/01243/DOC
HCC ref: NH/29178/2026
HCC received: 15 May 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land West Of Tuthill House, Kelshall Tops, Therfield, Hertfordshire, SG8 9PT

Application type

Discharge of Condition

Proposal

Details of Condition : Details reserved by condition 14 (Construction Management Plan) of planning permission reference 24/02606/FP granted 31.07.2025

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:

Traffic Management Plan (TMP)

Tuthills Yard, Therfield, Royston, SG8 9TT

The Highway Authority has reviewed the submitted Traffic Management Plan (TMP) and makes the following observations and recommendations to ensure safe and appropriate highway use during the construction period.

Section 5: Deliveries

The following requirements should be incorporated into the TMP:

- No loading or unloading shall take place on the public highway at any time. All such activities must be carried out within the site boundary.
- A Swept Path Analysis must be provided to demonstrate that all construction vehicles can safely enter and exit the site via the existing access without overrunning the highway verge.

Page 7 – Delivery Route (via Kelshall Tops and Therfield Road)

Further detail is required in relation to vehicle movements along the agreed delivery route:

- A Swept Path Analysis must be submitted for the relevant junction to confirm that delivery vehicles can safely manoeuvre without overrunning the verge.
- Measures must be put in place to control delivery vehicle movements, ensuring that vehicles do not meet on Kelshall Tops or Therfield Road where this could result in verge overrun and damage.
- Consideration should be given to the use of smaller delivery vehicles to reduce conflict and minimise impact on the local highway network.

Section 7: Site Security

- No fencing, barriers or structures shall be erected on the public highway at any time. All site security measures must be fully contained within the site boundary.

Construction Management Plan (CMP)

Tuthills Yard, Therfield, Royston, SG8 9TT

The Highway Authority has reviewed the submitted Construction Management Plan (CMP) and provides the following comments.

Section 1.3: Programme

- No development works shall commence until the appropriate Section 278 (S278) Agreement or Minor Works Licence has been approved by the Highway Authority.

Section 3: Traffic Management

- A Swept Path Analysis is required to demonstrate that construction vehicles can safely enter and exit the site via the existing access without overrunning the highway verge.

Section 3.1: Road Cleaning

- Any vehicles or activities operating on the public highway must have the relevant permissions or licences from the Highway Authority.

Section 4.5: Site Security

- No fencing or barriers shall be erected on the public highway.

Section 4.7: Wheel Wash

- The location of the wheel washing facility must be clearly indicated on the submitted site layout plan.

The Highway Authority are unable to discharge Condition 4 until the information above has been provided.

Signed
Paul Marshall

4 June 2026