

[REDACTED]

Friends of Butts Close  
Lavender House  
71 Bedford Road  
Hitchin SG5 2TU  
[REDACTED]

8 May 2025

Ms Melissa Tyler  
Case Officer  
NHC Planning Control  
Gernon Road  
Letchworth Garden City  
SG6 3JF

Dear Ms Tyler

**Planning Application 25/00718/FP Hitchin Swimming Pool Complex**

This application is for major work on the energy systems at the pool and gym complex. It will involve installing Air Source Heat Pumps, roof and wall insulation and arrays of solar panels. All of the completed work will be within the current boundary of the pool and gym complex.

We support this Application in principle. We commend in particular the detailed work in the Biodiversity Net Gain Assessment and in the Preliminary Ecological Appraisal.

Our concerns and comments focus on the Construction Transport Management Plan (CTMP) and on remediation of the land during and at the end of construction.

***Construction Transport Management***

Butts Close is described in the Documentation as parkland, and it is indeed a green lung close to the centre of our town. But it is also at times very busy. There are three nearby schools, whose children and their parents use both the Transverse Path and Elmside Walk to cross to and from their homes. These are the only metalled pathways they can use where children are not in very close proximity to fast traffic on an A road. These two pathways are the only way parents with buggies and children with bikes or scooters can cross north or south on a sufficiently smooth surface. This makes the gated entrance at the north corner of Butts Close, or Elmside Walk, severe pinch points if this is also where deliveries will be made for this project.

We therefore strongly suggest that the following are included in Planning Conditions:

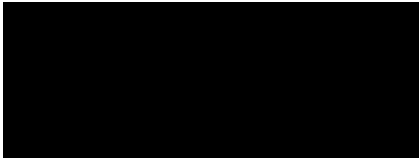
- Deliveries to be restricted to the period 9.30 to 14.30, Monday to Friday, whenever schools are open, to accommodate the influx of children who leave their schools at 15.00 or 15.15.
- A Gateman, in addition to a Traffic Marshall, both appropriately trained, to be on site at all times that deliveries are made
- A Banksman system is in place
- Barriers or tapes to be in place to ensure separation of vehicular traffic and pedestrians and removed at the end of the week and replaced on Mondays. This will minimise opportunities for mischief and allow the Close to revert to its parkland functions at weekends
- Pedestrians including children to have access to the two metalled pathways to enable them to continue to bring scooters, buggies and the like onto the transverse path.

We note that the contractors are Champions for Construction Logistics and Community Safety (CLOCS). We commend this and anticipate that our concerns, together with our suggestions for addressing them, will be adopted.

***Remediation of Butts Close land***

The project is scheduled to take 35 weeks. There will likely be some damage both to the metalled pathways and to the grassed land of the Close. We ask that there is a named manager to hold the responsibility for ensuring that remedial work is carried out in a timely manner.

Yours sincerely



Tony Riley  
for  
Friends of Butts Close