



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 25/00209/DOC
HCC ref: NH/23792/2025
HCC received: 24 April 2026
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land At Police Row Between The Grange And 1 The Grange, Police Row, Therfield, Hertfordshire

Application type

Discharge of Condition

Proposal

AMENDED PROPOSAL

Details of Condition : Details reserved by Condition 30 (Construction Method Statement (CMS) of planning permission 23/01885/FP granted on 13.12.2024.

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:

Highway comments:

The Highway Authority (HA) has reviewed the amended CMS. Apart from the additional information provided in relation to parking, the document does not satisfactorily address the HA's previous comments. The following matters remain outstanding and require clarification and/or amendment prior to approval:

Construction delivery routing

A detailed construction delivery route plan has not been provided. This should clearly identify agreed routes to and from the site, with a preference for construction traffic utilising the A1(M) wherever practicable and avoiding unsuitable local roads.

Management of construction deliveries

The CMS does not adequately explain how construction deliveries will be managed when entering and exiting the site. In particular, further detail is required regarding:

- Interaction with the public footway at the site access, including the tactile crossing present;
- Measures to ensure pedestrian safety at all times during delivery activity.

On-site turning arrangements

It remains unclear whether adequate on-site turning facilities are provided. The HA's preference is that all construction vehicles enter and exit the public highway in forward gear, and confirmation is required that this can be achieved for all anticipated vehicle types.

Swept path and vehicle manoeuvrability

No swept path analysis has been submitted to demonstrate that larger construction vehicles can safely turn into and out of the site without overrunning footways, carriageway edges, or opposing traffic lanes.

Traffic management and highway works

The CMS does not confirm whether any temporary traffic management, highway works, or utility works will be required on the public highway during the construction phase. This should include confirmation of:

- Any need for traffic control measures (e.g. temporary signage, barriers, or signals);
- Any proposed works within the highway boundary, including utility connections.

Recommendation:

Given the above, the amended CMS is not considered acceptable in its current form, therefore the HA cannot recommend discharge of Condition 30.

Signed

Senober Khan

6 May 2026