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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: 25/02955/DOC
HCC ref: NH/27231/2025
HCC received: 16 April 2026
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Highwood, Hitchwood Lane, Preston, Hitchin, SG4 7RY

Application type

Discharge of Condition

Proposal

AMENDED PROPOSAL

Details of Condition : Details reserved by condition 5 (Construction Method Statement) of planning permission reference 24/02882/FP granted 23.07.2025.

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:

Highways comments:

The Highway Authority (HA) has reviewed the amended CMS and finds that it has addressed the majority of the previously outstanding matters.

Notwithstanding the above, the CMS still requires further clarification on construction traffic volumes, specifically as mentioned previously:

- A clearer breakdown of vehicle volumes by type, including HGVs/rigid vehicles, LGVs, and staff/contractor vehicles;
- Identification of peak delivery periods and typical daily / weekly movements.

A more detailed understanding of vehicle volumes by type is required to enable the HA to fully assess whether the proposed mitigation measures and management arrangements are sufficient to address highway safety and operational concerns on Hitchwood Lane and the surrounding network.

Recommendation:

Further clarification on vehicle volumes by type is required before Condition 5 can be fully discharged. Once this information is provided, the CMS is anticipated to be acceptable from a highway authority perspective.

Signed

Senober Khan

6 May 2026