



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: 25/02955/DOC
HCC ref: NH/27231/2025
HCC received: 15 January 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:

Until a revised CMS is submitted that addresses the above points in full, the HA cannot recommend the discharge of Condition 5.

Highways comments:

The Highway Authority (HA) has reviewed the revised Construction Method Statement (CMS) and provides the following observations and requirements:

5.0 Access Arrangements for Vehicles

- A full, detailed construction vehicle route plan must be provided.
- Hitchwood Lane is narrow, and in several locations two-way traffic cannot be maintained, particularly when large construction vehicles are present. The CMS must explain how traffic will be managed along this section.

- The proposal for vehicles to wait at the site gates is not acceptable for larger vehicles, as this would result in vehicles backing out onto Hitchwood Lane. A managed delivery schedule is required to prevent this.
- All vehicles must enter and exit the public highway in forward gear.
- Hitchwood Lane is subject to a 60mph speed limit. The applicant should consider whether a Temporary Traffic Regulation Order (TTRO) for speed reduction is necessary during construction.
- There are public Rights of Way (PRoW) accessed from Hitchwood Lane, and pedestrian use is likely. The CMS must set out measures to safeguard pedestrian safety along this route.
- Additional detail is required on expected vehicle volumes, including breakdown by vehicle type.

Recommendation:

Until a revised CMS is submitted that addresses the above points in full, the HA cannot recommend the discharge of Condition 5.

Signed

Senober Khan

4 February 2026