



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: 19 November 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

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

Application type

Discharge of Condition

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 submitted Construction Method Statement (CMS) and provides the following observations and requirements:

Vegetation Maintenance

Ensure that all vegetation, including hedges, is regularly maintained so that forward visibility is not obstructed when exiting the private road onto Hitchwood Lane. This is essential for highway safety.

Access Condition

The existing access is currently unsuitable due to the presence of potholes, as evidenced by the photograph provided in the CMS. These defects must be addressed to ensure safe and efficient use of the access point.

Haulage Route Confirmation

Please confirm the proposed haulage route for construction traffic. This information is required to assess potential impacts on the local highway network and ensure compliance with safety and operational standards.

The CMS must be updated to include all of the requirements and recommendations outlined above.

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

15 December 2025