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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: 10 March 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:

Further information and revisions are required before Condition 5 can be discharged. The applicant is requested to resubmit the Construction Method Statement addressing the points outlined.

Highways comments:

The submitted Construction Method Statement (CMS) is not yet acceptable. Further clarification and amendments are required to ensure safe operation of the public highway during construction, in accordance with NPPF 2025 – Safe and Suitable Access and HCC Place & Movement Planning and Design Guidance (2022).

Outstanding matters

Access arrangements for construction vehicles

1. Narrow width of Hitchwood Lane

- Hitchwood Lane is a single-track or sub-standard width route in several sections, where two-way vehicle flow cannot be maintained, particularly for larger construction vehicles.
- The CMS must explain how two-way movement will be managed, including:
 - o Use of temporary passing places
 - o Traffic marshal escorting procedures
 - o Proposed time restricted movements to avoid peak periods
 - o How conflict between construction traffic and general traffic will be minimised

2. Speed environment - 60mph limit

- Hitchwood Lane is subject to the national speed limit (60mph).
- Consideration should be given to whether a Temporary Traffic Regulation Order (TTRO) is required to reduce vehicle speeds where construction traffic movements may increase risk.
- Applicant must confirm whether a TTRO is proposed and provide justification and indicative plans.

3. Vehicle types and volumes

- More detail is required on expected construction traffic volumes, broken down by vehicle type, including:
 - o HGVs/rigid vehicles
 - o LGVs
 - o Staff/contractor vehicles
 - o Delivery schedules and peak periods
- A weekly or monthly forecast table should be included in the CMS.

Appendix C - Construction vehicle routing

- The proposed routing must be amended to ensure construction traffic:
 - o Continues along the A602, and
 - o Uses the roundabout to access London Road, rather than making turning movements at locations not suitable for larger vehicles.

This routing amendment is required to ensure safe manoeuvring and to reduce potential conflict on the local network.

Recommendation:

Further information and revisions are required before Condition 5 can be discharged. The applicant is requested to resubmit the Construction Method Statement addressing the points outlined above.

Signed

Senober Khan

30 March 2026