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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: 25/00719/FP
HCC ref: NH/24698/2025
HCC received: 15 April 2025
Area manager: Manjinder Sehmi
Case officer: Manjinder Sehmi

Location

North Hertfordshire Leisure Centre Baldock Road Letchworth Garden City SG6 2ER

Application type

Full Application

Proposal

Decarbonisation works, including: the provision of insulated rendering to external walls, air source heat pump and associated enclosure, a substation, and photovoltaic panels on roofs.

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 does not wish to restrict the grant of permission subject to the following conditions:

1. The construction of the development shall only be carried out in accordance with the submitted Construction Traffic Management Plan prepared by Willmott Dixon.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

Advisory Notes:

Should this application be approved HCC recommends inclusion of the following Advisory Notes (ANs) to ensure that any works as part of this development are carried out in accordance with the provisions of the Highways Act 1980 and other relevant processes.

Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developerinformation/development-management/highways-development-management.aspx>

Obstruction of public highway land: It is an offence under Section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developerinformation/development-management/highways-development-management.aspx>

Road Deposits: It is an offence under Section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developerinformation/development-management/highways-development-management.aspx>

Comments:

The proposal consists of PV panels on the roofs, the provision of external insulated rendering, a substation, and an Air Source Heat Pump and associated enclosure. These are decarbonisation works to upgrade the thermal envelope of the existing building. This DAS and planning statement covers the proposals at North Herts Leisure Centre.

The development is accessed from an existing junction from the Baldock Road that is designated as the classified B656 Secondary Distributor Road subject to a speed limit restricted to 30 mph. There are no changes to the existing access arrangements to the site. Construction Traffic Management Plan has been submitted, prepared by Willmott Dixon Construction Limited to support this application. It takes account of the County Council's CMP template and is therefore acceptable.

In view of the above, the proposal is not considered to result in any adverse impact on the highway network and therefore the Highway Authority has no objection to the proposal subject to the above condition and the inclusion of the Advisory Notes.

Signed

Manjinder Sehmi

8 May 2025