



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: 25/01334/DOC
HCC ref: NH/25166/2025
HCC received: 28 May 2025
Area manager: Manjinder Sehmi
Case officer: Chris Carr

Location

LAND ADJACENT TO OAKLEA AND SOUTH OF COWARDS LANE HITCHIN SG4 8UN

Application type

Approval of Details

Proposal

Details reserved by Condition 5 (Revised CTMP) of planning permission reference 17/01464/1 granted on 02.11.2022

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.

Analysis

Condition 5 is in association with a revised Construction Traffic Management Plan (CTMP) providing construction details associated with the residential development off Cowards Lane, Hitchin. Specifically Condition 5 requires:

Prior to the commencement of the development, a 'Construction Traffic Management Plan' shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The 'Construction Traffic Management Plan' shall identify details of:

- *the phasing of construction and proposed construction programme.*
- *the methods for accessing the site, including wider construction vehicle routing.*

- *the numbers of daily construction vehicles including details of their sizes, at each phase of the development*
- *the hours of operation and construction vehicle movements.*
- *details of any highway works necessary to enable construction to take place.*
- *details of construction vehicle parking, turning and loading/unloading arrangements clear of the public highway.*
- *details of any hoardings.*
- *details of how the safety of existing public highway users and existing public right of way users will be maintained. o management of traffic to reduce congestion.*
- *control of dirt and dust on the public highway, including details of the location and methods to wash construction vehicle wheels, and how it will be ensured dirty surface water does not runoff and discharge onto the highway.*
- *the provision for addressing any abnormal wear and tear to the highway.*
- *the details of consultation with local businesses or neighbours.*
- *the details of any other Construction Sites in the local area.*
- *waste management proposals.*
- *signage*

Reason: In the interests of highway safety, amenity and free and safe flow of traffic.

Hertfordshire County Council as Local Highway Authority has reviewed the CTMP supplied in support of the discharge of this application, specifically whether the document addresses the above points.

The CTMP is in a position to be used in support of the discharge of the application, however a few amendments to the plan should be made to ensure it stays up to date and relevant for maintaining the safe construction of the development.

Vehicle routing is identified to be from the High Street, the details beyond the High Street should be provided in the CTMP and this should also be provided to drivers as part of delivery information

The schedule for construction is out of date and should be updated to reflect the actual dates of construction.

Otherwise and as stated, the CTMP is fit for purpose and the LHA recommends the condition is discharged

Signed
Chris Carr

25 June 2025