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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: 25/01843/S73
HCC ref: NH/25913/2025
HCC received: 26 September 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land Rear Of 33, High Street, Graveley, Hertfordshire, SG4 7LA

Application type

Variation of Condition

Proposal

ADDITIONAL INFORMATION

Section 73 Application : Variation to conditions 2, 3, 5, 6, 8, 9, 10, 12 (amended design) of planning permission 23/01392/FP granted 16/02/2024 for erection of four detached 4-bed dwellings, including parking, landscaping and creation of vehicular access off Turf Lane

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:

Given that the Section 73 application seeks to vary conditions associated with the approved design, including access arrangements, the HA is unable to support the proposed variation at this stage. The submitted CMP does not adequately address key concerns relating to access over a public right of way, suitability for construction vehicles, haulage routing, and parking restrictions.

Until the CMP is updated to incorporate these requirements and resubmitted for review, the Highway Authority cannot support the currently submitted CMP or the proposed variation to the planning permission.

Highways comments:

The Highway Authority (HA) has reviewed the supporting document provided by the applicant in response to the HA's comments 11 September and has the following comments to make:

1. Access Over Public Right of Way

The proposed vehicular access appears to cross a public footpath or byway. This must be formally discussed and agreed with the Rights of Way (ROW) team to ensure that the development does not adversely impact the public right of way or contravene relevant legislation.

2. Construction Access Suitability

The current access arrangement is not considered suitable for construction vehicles due to the presence of loose material near the concrete slab and carriageway. To address this:

A Section 278 agreement should be secured and implemented prior to the commencement of any construction works. This will ensure that appropriate highway improvements are in place to support safe and effective access for construction traffic.

3. Haulage Route

Please confirm the proposed haulage route for construction vehicles. This information is necessary to assess the impact on the local highway network and to ensure that the route is appropriate and safe.

4. Construction Parking and Access (CMP – Section 2.6, Part F)

It is a standard requirement that:

No site staff or construction vehicles are to be parked on the public highway at any time.

This measure is essential to protect public safety and prevent obstruction to local residents and other road users. The CMP must be amended to reflect this requirement and incorporate the above points regarding access, haulage, and parking.

Recommendation:

Given that the Section 73 application seeks to vary conditions associated with the approved design, including access arrangements, the HA is unable to support the proposed variation at this stage. The submitted CMP does not adequately address key concerns relating to access over a public right of way, suitability for construction vehicles, haulage routing, and parking restrictions.

Until the CMP is updated to incorporate these requirements and resubmitted for review, the Highway Authority cannot support the currently submitted CMP or the proposed variation to the planning permission.

Signed

Senober Khan

23 October 2025