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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: 19 August 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:

Until the necessary information is provided, the Highway Authority cannot support the submitted Construction Management Plan.

Highways comments:

The applicant has submitted a Section 73 application seeking to vary conditions attached to planning permission reference 23/01392/FP, which granted approval for the erection of four detached 4-bedroom dwellings, including associated parking, landscaping, and vehicular access off Turf Lane (approved 16th February 2024).

The Highway Authority (HA) has been informed that a list of proposed amended conditions was submitted as part of the Section 73 application. Among these, the Construction Management Plan (CMP) is of relevance to the HA.

The HA has reviewed the submitted CMP and considers it inadequate in its current form. The CMP must be revised to address / incorporate the following key issues:

Section 2.2. Part B - Site Access

- No existing access point was observed on Turf Lane.
- A Section 278 agreement will be required to facilitate any temporary access from Turf Lane.
- Vehicles are frequently parked in front of garages along Turf Lane, obstructing the proposed haulage route.
- Additional vehicles parked on the road before reaching the garages further restrict access.
- Construction vehicles are unlikely to successfully navigate the turn outside No. 8 Turf Lane without overrunning the footway and verge.
- A Swept Path Analysis (SPA) is required for this junction to assess the feasibility of construction vehicle movements.

Section 2.6. - Part F – Construction Parking & Access

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

SPA is also required at the following junctions:

- o Oak Lane / Turf Lane
- o Oak Lane / High Street

These analyses should confirm whether construction vehicles can make the turns without encroaching onto footways or verges.

Recommendation

Until the necessary information is provided, the Highway Authority cannot support the submitted Construction Management Plan.

Signed

Senober Khan

11 September 2025