



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: 25/01550/DOC
HCC ref: NH/25497/2025
HCC received: 20 June 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Land On The South Of, Oughtonhead Lane, Hitchin, Hertfordshire, SG5 2NA

Application type

Approval of Details

Proposal

Details reserved by Condition 11 (Construction Traffic Management Plan) of planning permission reference 23/00563/FP granted on 23.04.2025.

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:

Until the above comments are satisfactorily addressed in the CTMP, the HA cannot at this stage recommend discharge of condition 11.

Brief description in support of the proposed development by the applicant:

This is an application for approval of the details required to discharge Condition 11 attached to permission 23/00563/FP.

Condition 11.

Before 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' must set out:

- 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 and how visibility splays will be maintained.
- 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.
- the provision for addressing any abnormal wear and tear to the highway.
- waste management proposals.
- Provision of sufficient on-site parking prior to commencement of construction activities;
- Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding and remaining road width for vehicle movements.

Reason: To minimise the impact of the construction process on the on local environment and local highway network in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

Highways comments:

The applicant is seeking discharge of Condition 11:

The HA has reviewed the Construction Traffic Management Plan (CTMP) and has the following comments to make:

- No construction vehicles to be parked on the public highway
- No construction staff to be parked on the public highway
- No visitors to be parked on the public highway
- For the junction of Friday Furlong and Westbury Close swept path analysis requires to show construction traffic can make the turn without overrunning the footway causing damage.
- Also SWP required for Westbury Close Redhill Road to determine if the footway will be overrun and damaged
- For Westbury Close and Friday Furlong SPA required to show construction traffic and pass parked vehicles
- For the road widening in Lower inns required this will be done under a section 278 agreement

Recommendation:

Until the above comments are satisfactorily addressed in the CTMP, the HA cannot at this stage recommend discharge of condition 11.

Signed

Senober Khan

10 July 2025