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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: 25/01745/S73
HCC ref: NH/25795/2025
HCC received: 8 October 2025
Area manager: Manjinder Sehmi
Case officer: Samuel Tearle

Location

Land To The East Of Foxholes And Gainsford House And On The West Side Of, Crow Furlong,
Hitchin, Hertfordshire

Application type

Variation of Condition

Proposal

ADDITIONAL INFORMATION/AMENDED

Section 73 Application : Variation of condition 2 (revised plans) and condition 10 (Flood Risk Assessment) of planning permission 22/03092/FP granted 15.03.2024 for Residential development of 47 dwellings and associated car parking, open space, landscaping and creation of access off Grays Lane (as amended)

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.

COMMENTS

A Section 73 application has been submitted to amend the plans approved for planning application 22/03092/FP alongside the submission of information to discharge several conditions attached to the permission. The Highway Authority has reviewed the transport/highway related areas and Condition 13 (Construction Phasing and Environmental Management Plan (CEMP)).

Previously comments provided by the Highway Authority, in August 2025, did not raise an objection to the Section 73 changes but did raise an objection to the discharge of Condition 13 on the basis of insufficient details being submitted. It was noted that once additional details were provided and found satisfactory, the Highway Authority would be in a position to raise no objection. Further

comments were provided by the Highway Authority, dated 07/10/2025, raising an objection to the CEMP due to insufficient information contained in the CEMP.

Subsequently, The Hill Group have submitted an updated CEMP (no reference) to address the most recent comments provided by HCC Highways. The relevant outstanding points of concern to the Highway Authority are addressed, below.

CEMP – Condition 13

i) Hours of construction operations including times of deliveries and removal of waste and to avoid school pick up/drop off times.

Previously the CEMP highlighted the times for deliveries and the removal of waste as follows:

- Monday – Friday: 08:00 – 08:45, 09:15 – 15:00 and 15:30 – 17:00.
- Saturday: 08:00 – 13:00.

The Highway Authority were not satisfied that time of deliveries and waste collection stated are fully outside of the school pick and drop times, particularly as the routing plan included in the CEMP, at Section 7, outlined that the proposed traffic routes pass a number of schools and the stated delivery and waste collection times would likely overlap with school drop off and pick up times, which could result in highway safety issues.

The CEMP has been updated to state the delivery and waste collection times as follows:

- Monday – Friday: 09:30 – 14:30.
- Saturday: 08:00 – 13:00.

The Highway Authority are now satisfied that the delivery and waste collection times will not impact on school drop off and pick up times. As noted in the previous response, the Highway Authority requests that this commitment is adhered to throughout the construction period.

iv) 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, pedestrian routes and remaining road width for vehicle movements.

Previously, the Highway Authority requested that detail is submitted confirming that during construction, all vehicles can comfortably access and egress the site in forward gear without impacting Gray's Lane and it was unclear from the information provided to date the remaining road width for vehicle movements.

The updated CEMP provides additional information at Section 2 for access to and from the site as well as a vehicle tracking plan outlining an articulated HGV accessing the site (in Section 8). Whilst a plan has not been provided showing that this site of vehicle can exit the site in forward gear, it is acknowledged by the Highway Authority that traffic movements into/out of the site will be controlled by a trained banksman/signaller, as stated at Section 1, point g.

Therefore, the Highway Authority are satisfied with the information provided.

c. Storage and removal of building waste for disposal or recycling.

Previously, the CEMP stated the delivery and removal of waste allowable times as follows:

- Monday – Friday: 08:00 – 08:45, 09:15 – 15:00 and 15:30 – 17:00.
- Saturday: 08:00 – 13:00.

Following comments from the Highway Authority stating that the times would likely overlap with school drop off and pick up times and stated that the times are updated to coincide with school hours.

The CEMP has been updated to state the delivery and waste collection times as follows:

- Monday – Friday: 09:30 – 14:30.
- Saturday: 08:00 – 13:00.

The Highway Authority are now satisfied that the delivery and waste collection times will not impact on school drop off and pick up times. As noted in the previous response, the Highway Authority requests that this commitment is adhered to throughout the construction period.

e. Traffic management requirements.

Previously, the Highway Authority recommended submitting a traffic signage plan and a traffic management plan (no reference) was contained in section 6 of the CEMP, which included the signage plan and the proposed location for warning, Informational and Regulatory (temporary instruction) signages.

However, the Highway Authority requested that warning signs are installed further along Grays's Lane to make residents and users of the road aware of the development due to Gray's Lane being a predominantly residential road. It was also requested that warning signs are provided at Lucas Lane/West Hill to warn oncoming pedestrians and cyclists of construction works.

The CEMP has been updated to extend warning signs on Gray's Lane (as demonstrated on the plan at page 26 of the CEMP), towards its junction with Upper Tilehouse Street, and also at Lucas Lane/West Hill.

The Highway Authority are satisfied with the information provided.

Conclusion

Having reviewed the addition information provided, the Highway Authority does not wish to raise an objection to discharging the planning condition.

Signed

Samuel Tearle

10 October 2025