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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: 25/01852/DOC
HCC ref: NH/25824/2025
HCC received: 23 July 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

Moonshine, Southern Green, Rushden, Buntingford, SG9 0SX

Application type

Discharge of Condition

Proposal

Details of Condition : Details reserved by Condition 6 (Construction Management Plan) of planning permission reference 23/01163/FP granted on 19.06.2024

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 a revised CMP is submitted that addresses the above points in full, the Highway Authority cannot recommend the discharge of Condition 6.

Highway comments:

The applicant seeks the discharge of Condition 6.

Condition 6:

No development hereby permitted shall commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall include elements of the CLOCS standards, as set out in the Councils' Highway Authority's Construction Management template. Thereafter, the development shall only be carried out in accordance with the approved CMP. The CMP shall include details of the following:

- a. Access arrangements to the site;
- b. Traffic management requirements;
- c. Construction and storage compounds (including areas designated for car parking, loading / unloading, and turning areas);
- d. Siting and details of wheel washing facilities;
- e. Cleaning of site entrances, site tracks and the adjacent public highway;
- f. Provision of sufficient on-site parking prior to commencement of construction activities;
- g. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- h. Where works cannot be contained wholly within the site, include a plan showing the site layout on the highway including extent of hoarding, pedestrian routes, and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

The Highway Authority (HA) has reviewed the Construction Management Plan (CMP) submitted in support for the discharge of Condition 6, attached to planning permission reference 23/01163/FP, the HA has the following comments:

Section 6 Parking arrangements

The CMP does not provide sufficient detail regarding parking provisions for site staff and construction vehicles. As per the requirements of Condition 6, no parking is permitted on the public highway. The applicant must confirm:

- Whether a temporary car park will be constructed within the site (e.g., in the adjacent field).
- The layout, capacity, and management of this parking area.

Section 7 – Loading and Unloading

The CMP must also address how loading and unloading will be managed. No loading or unloading is permitted on the public highway. The applicant is required to:

- Submit a haulage route plan showing how construction vehicles will access the site.
- Identify internal turning and unloading areas within the site boundary.

Recommendation

Until a revised CMP is submitted that addresses the above points in full, the Highway Authority cannot recommend the discharge of Condition 6.

Signed

Senober Khan

12 August 2025