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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: 17 September 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 recommends that permission be refused due to insufficient information submitted, as set out under sub-section CEMP – Condition 13 below.

COMMENTS:

Description of the proposal

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) in the section below.

History

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.

CEMP – Condition 13

The Applicant has submitted an updated Construction Phasing and Environmental Management Plan (CEMP) to support the discharge of Condition 13. The details required in the CEMP are assessed below:

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

Section 5, Clause 1 of the CEMP highlights that audible construction activities beyond the boundary of the site should not be carried out than between the following times:

- Monday: Friday 08:00 – 18:00.
- Saturday: 08:00 – 13:00.

Additionally, the document specifies the permitted 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 is not satisfied that time of deliveries and waste collection stated are fully outside of the school pick and drop times. The routing plan included in the CEMP at Section 7 outlines 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.

It is expected that deliveries and waste collection times are located within suitable working hours as not to impede school drop off and pick up times i.e. 09:30 – 14:30. The Highway Authority requests that a commitment is made, and adhered to, ensuring that deliveries and waste collection are undertaken as not to coincide with school drop off and pick up times.

ii) Site set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas.

Section 2 of the CEMP outlines the site set-up arrangements, including the welfare unit, site office, unloading area, car park and material storage areas. Some garages are to be constructed early for storage alongside the primary storage areas within the site compound. The Traffic Management Plan (no reference) attached to the CEMP illustrates these areas.

The Highway Authority is satisfied with this information.

iii) The location of construction traffic routes to and from the site, details of their signing, number and type of construction vehicles, monitoring and enforcement measures.

Section 7 of the CEMP includes a Traffic Route Plan (no reference) illustrating access routes via the A505 from the north-east and the A1/A602 from the south-east, before entering the site from Gray's Lane.

The Highway Authority is satisfied with the proposed routes.

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.

The information provided in the updated CEMP includes a plan outlining that security fencing will be erected around the site boundary, with all access to be taken from the proposed site access for all users during construction. The Highway Authority also note the PRoW to be diverted during construction; however, it is unclear from the information provided to date as the remaining road width for vehicle movements.

It is requested that detail is submitted confirming that during construction, all vehicles can comfortably access and egress the site in forward gear without impacting on Gray's Lane. This should be annotated so that the Highway Authority are happy that all vehicle movements during the construction phase can be safely access the site.

v) Siting and details of wheel washing facilities for construction vehicles leaving the site:

The CEMP, in Section 5 Clause 2, confirms that a pressure washer is proposed at the main site entrance to clean off any vehicles requiring so before they exit the site. This shall be suitably drained upon the site.

The Highway Authority is satisfied with the proposed arrangements.

vi) Details of the construction site liaison contact for the use of local residents if required.

The Applicant has provided the contact details of the nominated Resident Liaison Representative within the CEMP at Section 1. This is proposed to be circulated to residents consulted on the application. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

The Highway Authority is satisfied with the details provided.

vii) Measures to minimise dust, noise, machinery and traffic noise impacts during construction.

The Applicant has proposed a range of measures (Section 5, Clause 4) to minimise potential negative impacts, including the erection of dust screens, instruction of noise surveys, road sweeping when required, and CCTV monitoring.

The Highway Authority is satisfied with the proposed arrangements.

viii) Screening and hoarding details, to protect neighbouring residents.

Section 5 Clause 1 indicates that Ply hoarding or Heras fencing shall be used to fence off the site from the public. The Traffic Management Plan (no reference) illustrates the proposed site security fencing.

The Highway Authority is satisfied with the proposed arrangements.

ix) Storage and removal of building waste for disposal or recycling.

The CEMP (Section 5, Clause 4) confirms that surplus materials will be placed in skips, for removal from site to a registered tip. All excavated material that is not required will be loaded onto suitable lorries and deposited of under licence. All demolition materials will be removed similarly.

Delivery and removal of waste allowable times:

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

The Highway Authority is not satisfied with the times specified, as outlined in point i) outlined above. It is requested that these times are updated as not to conflict with school drop off and pick up times.

x) Access arrangements to the site;

The CEMP, at Section 5, Clause 2, illustrates the general arrangements proposed for access to the site. This includes access from Gray's Lane for all vehicles and will taken from a single point of access for the duration of construction until the access is formally constructed to serve the development.

This is suitable subject to the understanding that once substantial works on-site are completed, the access is built in line with plans agreed via a Section 278 Agreement before occupation of the site.

xi) Traffic management requirements.

Section 5, Clause 1 of the CEMP highlights that adequate signage will be displayed directing traffic to/from site and traffic movements into/out of site will be controlled by a trained banksman/signaller. Additionally. Audible warning devices will be fitted to vehicles that need to reverse, and they will be supervised by a banksman.

Previously, the Highway Authority recommended submitting traffic signage plan. The applicant has attached the traffic management plan (no reference) in section 6 of the CEMP. It includes the signage plan as well, demonstrating the proposed location for warning, Informational and Regulatory (temporary instruction) signages.

Traffic Management Plan, Signage Plan



The Highway Authority is not fully satisfied that appropriate signage will be installed during construction. Gray's Lane is a predominantly residential road so warning signs should be installed

further along Gray's Lane to make users of the road aware of the development, particularly as it is anticipated that deliveries will be via a combination of rigid and articulated HGVs. In addition, warning signs should be provided at Lucas Lane/West Hill to warn oncoming pedestrians and cyclists of construction works.

It is recommended that the plan is updated to address the above comment.

xii) Post construction restoration/reinstatement of the working areas and temporary access to the public highway.

The CEMP (at Section 5, Clause 2. Point j) confirms that following construction, working areas and temporary accesses will be restored/reinstated in full. Prior to commencement a highway condition survey will be submitted to highways.

The Highway Authority is satisfied with the proposal.

xiii) Impacts to the public rights of way and diversions if required.

Previously, the Highway Authority requested that details be provided regarding how Gray's Lane (Public Bridleway) will be retained or appropriately diverted during the construction period.

A sketch attached with Section 5, Clause 1, Point I (no reference) illustrates the diversion plan for Gray's Lane (Bridleway) merging with the Lucas Lane.



The CEMP states that the PRoW will be diverted as follows:

1. Lucas Lane access road, shaded red, will be installed first as part of the Lucas Lane development. Traffic from PRoW will be diverted onto Lucas Lane development.
2. Any works on PRoW (Gray's Lane) shall be carried out once diversion, listed at item 1, is in place.
3. Entrance to the development shall be constructed in line with works on Gray's Lane and item 1 diversion.

The Highway Authority note the requirement to divert the PRoW once access to serve the Lucas Lane development is in place, which is satisfactory. However, it is important that the Applicant

protects this route at all times during the course of construction and is agreed with the PRow team, if not already done, before any work commences.

Summary

At this stage, the Highway Authority wishes to raise an objection to the application due to the insufficient information submitted in relation to delivery/waste collection hours, construction vehicles accessing/egressing the site and signage.

Once the additional information has been submitted, and deemed to be acceptable, the Highway Authority will be in a position to raise no objection. If required, please liaise with HCC Highways if the comments require clarification.

Signed

Samuel Tearle

7 October 2025