

Mrs S Kasparian
Development Management
North Hertfordshire District Council
Gernon Road
Letchworth Garden City
SG6 3FJ

Our ref: SRS/503/55/1/DOC18

Your ref:

Date: 9 November 2025

Dear Sarah

Re: Discharge of Condition 18 pursuant to 18/01154/OP - Highover Farm, Highover Way, Hitchin, SG4 0RQ

I am instructed by Barratt Redrow to submit an application to discharge condition 18 pursuant to 18/01154/OP relating to the Construction Traffic Management Plan (CTMP).

The application has been submitted via the portal, ref: pp-14475360.

The submission comprises –

- This covering letter
- Relevant forms
- CTMP Statement with relevant plans setting out the relevant detail

Condition 18 requires –

No development apart from enabling and associated works, shall commence until a Construction Traffic Management Plan (in accordance with the best practice guidelines as described in the Construction Logistics and Community Safety (CLOCS) Standard), has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan, unless otherwise agreed in writing by the LPA. The Construction Traffic Management Plan shall include details of:

i. Phasing of the development of the site, including all highway works;

ii. Details of temporary access points for construction vehicles;

iii. Construction vehicle numbers, type, routing;

iv. Traffic management requirements;

Rapleys – 120 Colmore Row Birmingham B3 3AP

T: 0370 777 6292

E: info@rapleys.com

www.rapleys.com

[@rapleys](https://www.instagram.com/rapleys)

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- v. Construction and storage compounds (including areas designated for car parking);*
- vi. Siting and details of wheel washing facilities;*
- vii. Cleaning of site entrances, site tracks and the adjacent public highway;*
- viii. Timing of construction deliveries to avoid school pick up/drop off times; and*
- ix. Provision of sufficient on-site parking prior to commencement of construction activities.*

This CTMP is closely linked with the Phasing Strategy for the Site, which has recently been approved under the discharge of condition 5. Both of these documents can be considered live documents that may alter over the course of the construction of the development, reacting to events, the needs of the residents/Barratt Redrow, or requests from NHDC/HCC Highway Authority.

Notwithstanding the two temporary construction accesses being provided, the nature of the Site and requirement that all construction traffic access from Stotfold Road means it is inevitable that there will some use of The Avenue by both construction and new resident traffic throughout the lifetime of the Site construction.

The CTMP also includes a section on how environmental matters such as ecology, noise, etc will be managed.

It is considered that condition 18 can be discharged.

Should you require any further information, please do not hesitate to contact me.

I look forward to receiving the discharge notice in due course.

Yours sincerely,

Sarah R Smith
BA (Hons) MRTPI
Consultant - Town Planning

