

Our Ref: LS-9063 Royston AGI

03 July 2025

Fisher German LLP
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via email only

Dear Sir /Madam,

Application to Discharge Condition 3 of Planning Permission Reference: 24/01149/FP

Installation of temporary access off Whiteley Hill to provide access to temporary working compound (as amended by plans received on 21/08/2024)

Land West Of Heath Farm, Barkway Road, Royston, Hertfordshire, SG8 9NB

We are writing on behalf of Cadent Gas Ltd to submit an application to discharge Condition 3 attached to planning permission reference 24/01149/FP. The proposed development comprises the Installation of temporary access off Whiteley Hill to provide access to temporary working compound (as amended by plans received on 21/08/2024) at Land West Of Heath Farm, Barkway Road, Royston, Hertfordshire, SG8 9NB.

Condition states:

3. No development shall commence until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed designs and construction of the temporary vehicle access and associated highway works concerning the connectivity of the access road with Barkway Road including the required visibility splays.

Reason: To ensure the provision of a vehicle access which is safe, suitable, and sustainable for all highway users.

Planning permission for application ref: 24/01149/FP was granted on 12th September 2024. Following this and given the wording of Condition 3, stated above, consultation with Hertfordshire County Council's Highways Authority has been proactively attempted, through multiple channels, to seek formal advice on the required plans however, no response has been received to date therefore the submission of the discharge of conditions application has taken place in order for the consultation with the Highways Authority to take place during the discharge of conditions application process.

Drawing Ref. 104524-MMD-RYST-XX-PLN-M-0005 – Proposed Bellmouth, enclosed with this application to discharge condition 3, shows details of how the proposed vehicle access will connect with the public highway. For the bellmouth there will be a geotextile terram to be installed at formation level, with stone on top and timber baulks or similar for the exclusion zone.

For the joint between the bellmouth and existing carriageway there will either be 60mm of binder, 40mm of base course, stone, geotextile layers at formation level above the topsoil and subgrade in line with Option A or stone, geotextile layer at formation level above the topsoil and subgrade in line with Option B.

The plans also show visibility splays of 160m which are commensurate with the speed limit therefore, satisfying the requirements of the condition.

The Swept Path Analysis Drawing Ref. 1002_001611-JMS-ZZ-ROY-D-H-0002 - shows vehicles turning into and out of the site, based on a 7.5 Tonne Rigid Vehicle (2016) with overall measurements as follows:

- Overall Length - 23.524ft
- Overall width - 7.546ft
- Overall body height - 11.744ft
- Min body ground clearance - 1.230ft
- Track Width - 6.955ft
- Lock to lock time - 3.00s
- Kerb to kerb turning radius - 22.966ft

If you have any queries, please do not hesitate to contact me.

Yours faithfully,



Emily Weston MRTPI
Senior Planner

For and on behalf of Fisher German LLP



Enc.

- 104524-MMD-RYST-XX-PLN-M-0001-P2 SITE LOCATION
- 104524-MMD-RYST-XX-PLN-M-0002-P2 EXISTING SITE
- 104524-MMD-RYST-XX-PLN-M-0003-P2 PROPOSED TEMPORARY SITE
- 104524-MMD-RYST-XX-PLN-M-0004-P2 ELEVATION VIEWS
- 104524-MMD-RYST-XX-PLN-M-0005 - PROPOSED BELLMOUTH
- 1002_001611-JMS-ZZ-ROY-D-H-0002 - SITE ESTABLISHMENT SWEPT PATH ANALYSIS 2