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**Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)**

**Head of Planning Services**

North Herts District Council  
Council Offices  
Gernon Way  
Letchworth  
SG6 3JF

District ref: 17/02023/1DOC  
HCC ref: NH/260/2017  
HCC received: 16/08/2017  
Area manager: James Dale  
Case officer: Danielle Shadbolt

**Location**

Land Adjacent To Elm Tree Farm  
Hambridge Way  
Pirton

**Application type**

Discharge Conditions

**Proposal**

Discharge of Conditions: Construction Management Plan & Traffic Management Plan - Holwell only route by CALA dated 4/8/17 Construction Route Plan - Arrival and Departure via Holwell by Waterman Infrastructure & Environment Ltd dated 4 August 2017 (as Discharge of Condition of Planning Permission 15/01618/1 granted 25/05/2016)

**Decision**

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

CALA Homes have submitted the following revised information in order to support the discharge of planning condition 6:

- Construction Route Plan; and
- Construction Management Plan and Traffic Management Plan.

The information submitted as part of this application (17/02023/DOC1) considers a route through Holwell only.

HCC has reviewed these documents provided and its comments are below:

- The applicant has confirmed live document which will be continually reviewed;
- The route is as follows:
  - Arrive - Bedford Road (A600) - Holwell Road - Pirton Road - Waterloo Road and Holwell Road; and
  - Depart - Holwell Road - Waterloo Road - Pirton Road - Holwell Road and Bedford Road.
- It is noted that materials and plant will be stored on site and off the highway and a loading/unloading area will be provided to prevent deliveries on the highway;
- It is confirmed that wheel washing facilities will be provided;
- It is also confirmed that a road sweeper will be employed to remove any dirt/debris from the carriageway;
- The applicant has confirmed that they will not deviate from the Construction Management Plan and that the traffic route plan will detail the access route into and out of the site which must be adhered to;
- The information provided sets out that CALA homes will operate a two strike system, this has previously been requested by HCC (i.e. a warning issued first and then a removal if the offender repeats the action. A traffic route plan will be issued to all contractors, suppliers and visitors to the site. The traffic route plan will detail the access route into and out of the site which must be adhered to. The applicant will operate a two strike system in which contractors or suppliers caught taking a different route into/out of site will be warned. If found to be using a different route twice, they will be removed from site. This process will be mainly managed by the gateman who will be guiding vehicles into and out of the site and ensuring that they are following the correct route. The gateman will report any offenders to the site manager who will keep a record;
- It is noted that the applicant has confirmed that a mobile crane will be hired to lift roof trusses, concrete floor beams and steel beams. The applicant has also confirmed that the crane will follow the same construction route. It will be no larger than the largest articulated vehicle which will serve the site so that it can navigate the roads into site. The mobile crane will be driven into and out of the site by the operator who parks and sets up the crane in the working area;
- It is noted that a silo will now be delivered by a rigid vehicle. The applicant has confirmed that the roof trusses, steel beams and pre-cast slabs are all being designed to be transported on rigid vehicles. It will only be construction plant that will require delivery via articulated vehicles (which will only be required at the beginning and end of the project). When the articulated vehicles are required, an additional time allowance in the booking system will be made to eliminate any conflict with the development construction traffic on the highway. A prior consent from HCC will also be sought at least a week before the delivery date if for any reason a larger vehicle is required.
- CALA Homes have confirmed that the condition survey would be undertaken from the Royal Oak Road/Holwell Road junction and extend along the proposed route through to the junction at Holwell Road/Bedford Road. The condition survey will comprise of detailed photos and descriptions of the make up of the roads and footpaths. We would undertake one prior to any construction work and again once the project has finished. Any damage caused as a result of our works will be rectified at Applicant's cost under section 59 of the Highways Act;
- In order to effectively manage and enforce vehicle deliveries, the applicant has confirmed that the booking system will be agreed with the Highway Authority as part of the contractors appointment for the project. This will be strictly adhered to and there will also be a booking system for Site Managers, who will responsible to ensure the booking system is appropriately managed to prevent any vehicles arriving outside of their designated delivery slot.

- The applicant has confirmed they will work with HCC to agree and clear any tree and hedgerow obstructions on highway to help maximise forward visibility around bends, particularly at the 90° bend leading onto Waterloo Lane
- Swept path assessment of the largest vehicle a rigid truck to and from the site has been provided. Please refer to Construction Management Plan. If for any reason a larger vehicle is required to make a delivery it will only be done so with prior consent from HCC as the Highway Authority at least a week before the delivery date. This will include certain pieces of plant such as a 360 excavator. The residents on Holwell Road will be notified at least 24 hours before arrival and if necessary, a temporary traffic management order will also be sought.
- Deliveries will be made by rigid vehicles, if larger vehicles are required to make delivery it will be done so with prior consent from HCC at least a week before the delivery date;
- The information provided sets out that site delivery hours will be 09:00 and 15:00 - during discussions it has previously been recommended not to commence before 09:30am in order to avoid highway network peak hours. It is acknowledged that this will add another 3 months to the build programme;
- Passing place mitigation measures are identified in Appendices of the Construction Route Plan. These measures are proposed to improve the existing passing places and will be designed to accommodate HGVs. The full detail of these passing places will be done in liaison with the Highway Authority to ensure that these are accommodated within Highways Land prior to CALA homes entering into a Licence Agreement or S278 Agreement to carry out the works. Any changes to the highway as part of the Agreement will be subject to a Stage 1 and 2 Road Safety Audit.
- It noted within the Construction Route Plan that an additional route was requested to be reviewed which involved taking the route from Hitchin Road via an existing track. The applicant sets out this is via third party land from multiple land owners and also has been reviewed by HCC who agree this route is not viable. However, it should be noted that HCC have not provided comment on this route as it has not been formally submitted as option for consideration;
- The applicant has set out a number of mitigation measures for the Holwell Road which are as follows:
  - Limiting HGVs to rigid vehicles of no longer than 12m (10m Rigid Truck considered worst case scenario);
  - Scheduling of deliveries to be actively controlled by CALA Homes to avoid interactions with other construction traffic and the local bus service;
  - Restriction in delivery times other than in agreed situations with HCC;
  - Use of remote passing bays and road widening for vehicles (see Appendices for details) to wait prior to proceeding to site (again to avoid conflicts between construction traffic and the local bus service), in locations including;
    - Waterloo Lane; and
    - Holwell Road.
  - Letter drop to residents who park their cars on-street along the route;
  - Signage be erected at both ends of Waterloo Lane to communicate to drivers that this is a construction route and to expect the potential for HGV traffic.

The information submitted within this application is similar to 17/00335/1DOC submitted in April 17 and HCC provided comments in May 2017, which recommended approval. On this basis, providing the delivery times are agreed to be 09:30 - 15:00 HCC would not raise an objection to the discharge of Condition 6 subject to a satisfactory Section 278 Agreement.

**Signed**

**Date** 13/09/2017