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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: 17/02024/1DOC  
HCC ref: NH/259/2017  
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 : Condition 6 - Construction Management Plan & Traffic Management Plan - Pirton and Holwell route by CALA dated 4/8/17 Construction Route Plan - Arrival via Pirton, Departure via Holwell by Waterman Infrastructure & Environment Ltd dated 4th 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 recommends that permission be refused for the following reasons:

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 (17/02024/DOC1) considers a one-way route through Pirton and Holwell.

HCC has reviewed these documents provided and comments are below:

- The applicant has confirmed live document which will be continually reviewed;
  - The route is as follows:
    - Arrive - via Hitchin and A505, along Priors Hill - Shillington Road - West Lane - Site;
- and
- Depart - Holwell Road - Waterloo Road - Pirton Road - Holwell Road - 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 been 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 or 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 installation. 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 and out of the site. The mobile crane will be driven into 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 along the whole of the construction route. 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 damaged 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 be 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 land 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 Route Plan. However, the swept path assessment only shows a large vehicle, it has previously been requested that a swept path assessment be provided showing a large car and large vehicle;
- The applicant confirms if for any reason a larger vehicle than a rigid 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 information provided sets out that site delivery hours will be 09:00 and 15:00 - during discussions it has previously been agreed 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;
- The widths have been reviewed along the route and 9 pinch points have been identified within Pirton and 9 in Holwell. Mitigation measures have been identified and plan illustrating measures have been included as an appendix within the Construction Route Plan - during discussions HCC has previously requested that a Road Safety Audit be provided as part of any application to demonstrate the mitigation measures are safe and appropriate. This has not been submitted;
- It is noted that a parking assessment has been undertaken to identify on-street parking. There are a number of regular parking locations and on this basis, it is recommended that these locations are represented within any revised swept path assessment;
- It is also noted parking will need to be restricted as a result of the Pirton route on delivery days and on this basis further information is sought as to how this will be managed to ensure that parking is not displaced to inappropriate and unsafe locations on the highway network;
- It is 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 has not provided comment on this route as it has not been formally submitted as an option for consideration;
- Within the report it is mentioned that a one-way system will reduce the conflict of large vehicles as they can control this via scheduling. However, HCC acknowledges that CALA Homes can only control the scheduling of their vehicles, two large vehicles could still meet along any point of the route.
- 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;
  - Implement a one-way working route to ensure construction vehicles will not need to pass one another;
  - Use of remote passing bays and road widening for vehicles to wait prior to proceeding to site (again to avoid conflicts between construction traffic and the local bus service), in locations including:
    - Junction of Shillington Road/Priors Hill;
    - 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;
- Signage to be erected at both ends of the area adjacent to Walnut Tree Farm to act as above.
- The information provided has also not considered any of the following:
  - The fatality that occurred on Hitchin Road earlier this year and impact of the construction vehicles on highway safety along this section of the route;
  - The impact on the verge which is protected on Hitchin Road; and
  - The impact of the route on the new North Herts District Council, Air Quality Management Areas as a result of the longer route with it being a one-way system.

As set out above additional information is required before HCC can consider the discharge of condition 6. HCC raised particular concerns relating to the Air Quality of using a long route in this location and also the impact of the on-street parking being located within identified point pinch locations and the impact on the manoeuvrability of large vehicles.

**Signed**

**Date** 13/09/2017