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SG13 8DN

**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: 17/02807/1DOC  
HCC ref: NH/374/2017  
HCC received: 13/11/2017  
Area manager: Manjinder Sehmi  
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 - Condition 6 - Holwell route by CALA dated 2/11/17 Road Safety Appraisal by Mayer Brown dated 27th October 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:

Hertfordshire County Council (HCC) as Highway Authority requires additional information/clarification to be provided before they can support the discharge of condition as part of application 17/02807/1DOC.

The application has submitted a request for the discharge of condition associated with the planning application 17/02807/1DOC for the development at Elm Tree Lane, Pirton. The application seeks to discharge condition 6 which related to the provision of a Construction Traffic Management Plan.

As part of this application the following documents have been provided:

- Application Form;
- Construction Management Plan & Traffic Management Plan
- Road Safety Analysis.

The Construction Management Plan & Traffic Management Plan submitted as part of this application is dated 2.11.17 and HCC comments are below:

- The document refers to the Waterman's Construction Route Plan - Arrivals and Departures via Holwell document. It refers to a document dated 30th October. However, it is assumed this should be 31st October, as per previous submitted documents, although clarification is required;
- The references to contractors car sharing and arriving in multiple occupancy vans and the monitoring of this has been omitted in this version of the CMP - This was previously requested by HCC and should be re-provided in order to minimise vehicular trips;
- The references to the Holwell Road route being used to and from the site have been omitted and this was originally requested by HCC. This statement should be re-provided to ensure that vehicles do not use alternative routes;
- The document does not refer to a strike system or a gateman to monitor the direction of vehicles. - this was previously requested by HCC and was considered a non-negotiable in order to ensure that vehicles were monitored and prevent suppliers/contractor taking different routes;
- The document refers to using rigid vehicles 'where practically possible' - the wording of practically possible is not acceptable, the use of alternative vehicles would need to be agreed with HCC as highway authority;
- Previous CMPS included the following statement  
*"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 24 hours before arrival and if necessary, a temporary traffic management order will be sought."* This is omitted from this CMP and HCC recommends this is reprovided;
- Reference to allowing additional time in the booking system where rigid vehicles are not used has been omitted. HCC recommends that this is reprovided;
- The condition survey is to be undertaken along the entire construction route West Lane onto Holwell Road ending at Bedford Road - further information is requested as to inclusion of West Lane;
- As part of the CMP the following statement has been omitted  
*"Site deliveries are to be in accordance with the set delivery hours as detailed in this document. Delivery drivers will be told to contact the site manager prior to arrival on site so that the delivery can be made efficiently and with minimal disruption to the local highways."* HCC would recommend that this statement is re-provided to ensure that deliveries do not occur outside permitted hours.

With regards to the Road Safety Analysis, my only comment is that the site inspection was on Tuesday 24th October which appears to have been within the school half term. Therefore, clarification as to the impact of the school holiday on the assessment is required for consideration.

**Signed**

**Date** 28/11/2017