Jack Ramsey

From: Tom Cole <Tom.Cole@hertfordshire.gov.uk> on behalf of NM Mid <NM.Mid@hertfordshire.gov.uk>
Sent: 20 July 2026 15:15
To: Jack Ramsey; NM Mid; Tom Cole; DM Implementation
Cc: Emmet Fogarty
Subject: RE: - Harpenden Road - FRM321203

Afternoon Jack,

Your permit has been raised as follows:

Permit reference: FM05540768111-02
Location: Outside 126a Harpenden Road
Traffic Management: No Carriageway Incursion
Start Date: 27/07/2026
End Date: 21/08/2026
Conditions:
NCT06a 1.5m Walkway to be provided.
NCT09b Resident driveway access maintained. Verge Matting to provide alternate pedestrian walkway.
NCT04b Storage of materials/plant within site boundary at all times.

We confirm that the application has been approved and Road space has been booked for the dates detailed on the form. It should also be noted that it is the responsibility of the Works Promoter to ensure that the Traffic Management is installed in accordance with Safety at Street Works and Road Works - A Code of Practice.

Please do not forget to submit Activity start and Activity stop within 2hrs of works start and completion to confirm that the works have been started and finished.

Please ensure your permit reference number is visible on site at all times.
Should you have any queries please do not hesitate to contact us.

Best regards,

Hertfordshire

Tom Cole
Network Officer – St Albans | Network Management | Growth & Environment
Hertfordshire County Council
Address: Farnham House. Six Hills Way, Stevenage, Hertfordshire, SG1 2ST
T: 01992 588556 (**Internal**: 28556) **E:** Tom.Cole@hertfordshire.gov.uk

From: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>
Sent: 20 July 2026 14:33
To: NM Mid <NM.Mid@hertfordshire.gov.uk>; Tom Cole <Tom.Cole@hertfordshire.gov.uk>; DM Implementation <DMImplementation@hertfordshire.gov.uk>
Cc: Emmet Fogarty <emmet.fogarty@houlihans.co.uk>
Subject: RE: - Harpenden Road

Thanks Tom,

That's great. Thank you.

We are having a meeting with CIUS anyway as standard practice to ensure we are all happy prior to works commencing.

Should any unforeseen conflicts arise we will let you know.

Look forward to receiving the permit

Jack Ramsey
Technical / Streetworks co-ordinator

T: 01784 250650
M: 07776 256570
E: jack.ramsey@houlihans.co.uk

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---

From: Tom Cole <Tom.Cole@hertfordshire.gov.uk> **On Behalf Of** NM Mid
Sent: 20 July 2026 14:31
To: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>; NM Mid <NM.Mid@hertfordshire.gov.uk>; Tom Cole <Tom.Cole@hertfordshire.gov.uk>; DM Implementation <DMImplementation@hertfordshire.gov.uk>
Cc: Emmet Fogarty <emmet.fogarty@houlihans.co.uk>
Subject: RE: - Harpenden Road

Afternoon Jack,

Thanks for the email, details, and revised TM plan,

Agree that the proposed in conjunction with he CIUS permit should present any conflicts so happy to permit these alongside each other.
Will get the permit raised today and details sent over.

Best regards,

Tom Cole
Network Officer – St Albans | Network Management | Growth & Environment
Hertfordshire County Council
Address: Farnham House. Six Hills Way, Stevenage, Hertfordshire, SG1 2ST
T: 01992 588556 (**Internal**: 28556) **E:** Tom.Cole@hertfordshire.gov.uk

From: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>
Sent: 16 July 2026 16:15
To: NM Mid <NM.Mid@hertfordshire.gov.uk>; Tom Cole <Tom.Cole@hertfordshire.gov.uk>; DM Implementation <DMImplementation@hertfordshire.gov.uk>
Cc: Emmet Fogarty <emmet.fogarty@houlihans.co.uk>
Subject: RE: - Harpenden Road

Hi Tom,

Apologies, I must have attached the wrong traffic management plan in my previous email.

Please find attached the correct TM plan that will be utilised. As you'll see, there is no carriageway incursion.

As our works will be confined to the footpath and verge, they will not impact traffic flow, so I was hoping our works could run concurrently with the existing activities.

I can speak with CIUS to see if they would be willing to extend their traffic management but given that our works are limited to the footpath and verge, I feel the two sets of works could remain separate.

Please let me know your thoughts, and in the meantime I'll liaise with Tom at Cius

Jack Ramsey
Technical / Streetworks co-ordinator

T: 01784 250650
M: 07776 256570
E: jack.ramsey@houlihans.co.uk

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From: Tom Cole <Tom.Cole@hertfordshire.gov.uk> **On Behalf Of** NM Mid
Sent: 16 July 2026 16:08
To: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>; NM Mid <NM.Mid@hertfordshire.gov.uk>; Tom Cole <Tom.Cole@hertfordshire.gov.uk>; DM Implementation <DMImplementation@hertfordshire.gov.uk>

Cc: Emmet Fogarty <emmet.fogarty@houlihans.co.uk>
Subject: RE: - Harpenden Road

Afternoon Jack,

Thanks for the email,

The roadspace application has been passed over to me to review, unfortunately we cannot agree to the submitted dates as roadspace is already granted to Connect It Utility Services who are delivering works on behalf and to the Cala development over the summer, permit dates are between Monday 27th July until Sunday 23rd August 2026.

We would be unable to agree to multiple instances of disruption near each other affecting the network, in the application there is some conflicting information as it states no carriageway incursion, but the attached TM plan indicates signals will be in place. If works can be delivered safely in collaboration with CIUS then we would welcome this, the contact details for CIUS are as follows:

Please liaise with Tom Fuller to discuss if possible. Collaboration MUST be agreed, and works should not go ahead without agreement.
Tom Fuller - CIUS Civils Manager, 07553 757097, thomas.fuller@cius.co.uk

Best regards,

Tom Cole
Network Officer – St Albans | Network Management | Growth & Environment
Hertfordshire County Council
Address: Farnham House. Six Hills Way, Stevenage, Hertfordshire, SG1 2ST
T: 01992 588556 (**Internal**: 28556) **E:** Tom.Cole@hertfordshire.gov.uk

---

From: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>
Sent: 14 July 2026 15:26
To: NM Mid <NM.Mid@hertfordshire.gov.uk>; Tom Cole <Tom.Cole@hertfordshire.gov.uk>; DM Implementation <DMImplementation@hertfordshire.gov.uk>
Cc: Emmet Fogarty <emmet.fogarty@houlihans.co.uk>
Subject: - Harpenden Road

Hi Tom,

I hope you are well.

I made an application last week ref: FRM321203 and I was wondering if you had an update by any chance.

Jack Ramsey
Technical / Streetworks co-ordinator

T: 01784 250650
M: 07776 256570
E: jack.ramsey@houlihans.co.uk

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From: Tom Cole <Tom.Cole@hertfordshire.gov.uk> **On Behalf Of** NM Mid
Sent: 31 October 2025 11:46
To: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>; Tom Cole <Tom.Cole@hertfordshire.gov.uk>; NM Mid <NM.Mid@hertfordshire.gov.uk>; DM Implementation <DMImplementation@hertfordshire.gov.uk>
Cc: Emmet Fogarty <emmet.fogarty@houlihans.co.uk>
Subject: RE: FRM299145 - Harpenden Road

Good Morning Jack,

Further to my earlier email your permit has been raised as follows:

Permit reference: FM05524762334-02
Location: 126 HARPENDEN ROAD, ST ALBANS
Traffic Management: Some Carriageway Incursion
Start Date: 03/11/2025
End Date: 24/11/2025
Conditions:
NCT09b Resident driveway access maintained.
NCT04b Storage of materials/plant within site boundary at all times.
NCT09d If there are planned and proposed changes to the traffic management arrangements, the works promoter must notify the authority a minimum of 3 working days before these changes are made.

We confirm that the application has been approved and Road space has been booked for the dates detailed on the form. It should also be noted that it is the responsibility of the Works Promoter to ensure that the Traffic Management is installed in accordance with Safety at Street Works and Road Works - A Code of Practice.

Please do not forget to submit Activity start and Activity stop within 2hrs of works start and completion to confirm that the works have been started and finished. (An email to confirm works start and stop in response this email will be suitable)

Please ensure your permit reference number is visible on site at all times.
Should you have any queries please do not hesitate to contact us.

Best regards,

Tom Cole
Network Officer – St Albans | Network Management | Growth & Environment
Hertfordshire County Council
Address: Farnham House. Six Hills Way, Stevenage, Hertfordshire, SG1 2ST
T: 01992 588556 (**Internal**: 28556) **E:** Tom.Cole@hertfordshire.gov.uk

From: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>
Sent: 31 October 2025 10:50
To: Tom Cole <Tom.Cole@hertfordshire.gov.uk>; NM Mid <NM.Mid@hertfordshire.gov.uk>; DM Implementation <DMImplementation@hertfordshire.gov.uk>
Cc: Emmet Fogarty <emmet.fogarty@houlihans.co.uk>
Subject: RE: FRM299145 - Harpenden Road

Hi Tom,

Do you have an update from DM on the off chance.?

We have TM and materials/plant scheduled in so we will need to cancel if you do not think the works can proceed on Monday.

If you could let me know either way it would be much appreciated.

Jack Ramsey
Technical / Streetworks co-ordinator

T: 01784 250650
M: 07776 256570
E: jack.ramsey@houlihans.co.uk

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From: Jack Ramsey
Sent: 30 October 2025 08:36
To: Tom Cole <Tom.Cole@hertfordshire.gov.uk>; NM Mid <NM.Mid@hertfordshire.gov.uk>; DM Implementation <DMImplementation@hertfordshire.gov.uk>
Subject: RE: FRM299145 - Harpenden Road

Morning Tom,

I Don't suppose you have heard back from DM yet ?.

I know we are all signed so should just be a formality but appreciate you need the green light from DM first.

Many thanks

Jack Ramsey
Technical / Streetworks co-ordinator

T: 01784 250650
M: 07776 256570
E: jack.ramsey@houlihans.co.uk

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From: Tom Cole <Tom.Cole@hertfordshire.gov.uk>
Sent: 29 October 2025 11:22
To: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>; NM Mid <NM.Mid@hertfordshire.gov.uk>; DM Implementation <DMImplementation@hertfordshire.gov.uk>
Subject: RE: FRM299145 - Harpenden Road
Importance: High

Morning Jack,

Thanks for the email and confirmation/attachments,

@DM Implementation Please can you confirm you are happy for roadspace to be granted in conjunction with the details provided by Jack/Cala as I will need to get permit raised and issued.

Best regards,

Tom Cole
Network Officer – St Albans | Network Management | Growth & Environment
Hertfordshire County Council
Address: Farnham House. Six Hills Way, Stevenage, Hertfordshire, SG1 2ST
T: 01992 588556 (**Internal**: 28556) **E:** Tom.Cole@hertfordshire.gov.uk

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---

From: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>
Sent: 27 October 2025 11:39
To: NM Mid <NM.Mid@hertfordshire.gov.uk>; DM Implementation <DMImplementation@hertfordshire.gov.uk>
Cc: Tom Cole <Tom.Cole@hertfordshire.gov.uk>
Subject: RE: FRM299145 - Harpenden Road

Good Morning Tom,

Apologies I have not come back to you sooner lots of moving parts.

I can confirm S278 has now been signed off. (Please see attached).

As far as the works we plan on carrying out during our road space has been reduced. We will only be carrying out works in the shared driveway location and require some incursion into the shared driveway. I have attached the TM plans we plan on utilising.

Ideally, we would like to start next Monday (3rd) for 3 weeks (we anticipate only 2 weeks will be required but additional week of contingency due to ensuring access to residents may slow our progress slightly).

Do let me know if you need any further information and I look forward to hearing from you.

Jack Ramsey
Technical / Streetworks co-ordinator

T: 01784 250650
M: 07776 256570
E: jack.ramsey@houlihans.co.uk

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From: Tom Cole <Tom.Cole@hertfordshire.gov.uk> **On Behalf Of** NM Mid
Sent: 20 October 2025 13:47
To: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>; NM Mid <NM.Mid@hertfordshire.gov.uk>; DM Implementation <DMImplementation@hertfordshire.gov.uk>
Cc: Tom Cole <Tom.Cole@hertfordshire.gov.uk>
Subject: RE: FRM299145 - Harpenden Road

Afternoon Jack,

Thank you for the update,

Unfortunately, nothing from DM that I have seen but I will escalate this further, if Andy/Cala have a point of contact within DM they would like to pass on I will chase this up directly.

If the s278 is signed and sealed in the mentioned time frame and confirmed by DM then I am happy to permit the works to commence from Monday.

Best regards,

Tom Cole
Network Officer – St Albans | Network Management | Growth & Environment
Hertfordshire County Council
Address: Farnham House. Six Hills Way, Stevenage, Hertfordshire, SG1 2ST
T: 01992 588556 (**Internal**: 28556) **E:** Tom.Cole@hertfordshire.gov.uk

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From: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>
Sent: 20 October 2025 12:59
To: NM Mid <NM.Mid@hertfordshire.gov.uk>; DM Implementation <DMImplementation@hertfordshire.gov.uk>
Cc: Tom Cole <Tom.Cole@hertfordshire.gov.uk>
Subject: RE: FRM299145 - Harpenden Road

Hi Tom,

Not too sure if you have spoken with DM yet but the client has informed me all will be signed and sealed within 24hrs.

RE: Harpenden Road, Temporary Access

AK Andy Kent <Andy.Ker

To Tom Hunt

Cc Rob Sutton; Jason Smith; Jack Ramsey

12:3

You forwarded this message on 20/10/2025 12:53.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Hi all,

Just wanted to confirm that the signed legal agreement will be in place in the next 24-hours.

Kind regards,
Andy

Andy Kent | Senior Technical Manager

M: 07345 447074 | **E:** andy.kent@cala.co.uk

Cala Homes (Chiltern), Gemini House, Mercury Park, Wooburn Green, Buckinghamshire, HP10 0HH

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If this comes off can I confirm we will be ok to commence on Monday?

Jack Ramsey
Technical / Streetworks co-ordinator

T: 01784 250650
M: 07776 256570
E: jack.ramsey@houlihans.co.uk

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From: Tom Cole <Tom.Cole@hertfordshire.gov.uk> **On Behalf Of** NM Mid
Sent: 17 October 2025 12:31
To: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>; DM Implementation <DMImplementation@hertfordshire.gov.uk>

Cc: NM Mid <NM.Mid@hertfordshire.gov.uk>; Tom Cole <Tom.Cole@hertfordshire.gov.uk>
Subject: RE: FRM299145 - Harpenden Road
Importance: High

Hi Jack,

Thanks for the update and details,

I have a provisional marker on our internal systems for the dates submitted. Can I confirm that the signals works are those intended to be delivered in the upcoming October Half Term starting on the 27th of October?

@DM Implementation please can I have an update on the S278 process from your side and whether this will be in place for works to commence from the 27/10/2025.
We are unable to permit these works until this is signed, sealed, and verified by yourselves.

Best regards,

Tom Cole
Network Officer – St Albans | Network Management | Growth & Environment
Hertfordshire County Council
Address: Farnham House. Six Hills Way, Stevenage, Hertfordshire, SG1 2ST
T: 01992 588556 (**Internal**: 28556) **E:** Tom.Cole@hertfordshire.gov.uk

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From: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>
Sent: 16 October 2025 09:57
To: NM Mid <NM.Mid@hertfordshire.gov.uk>; Tom Cole <tom.cole@hertfordshire.gov.uk>
Cc: DM Implementation <dmimplementation@hertfordshire.gov.uk>
Subject: RE: FRM299145 - Harpenden Road

Hi Tom,

I hope you are well.

I had a meeting with the client yesterday and got an update.

The s278 is all signed by the client and NHBC and is left with Herts to do the final signature and stamp the document. As we are keen to utilise the October half term for some of our works I was wondering if there was any possibility of provisionally booking road space on the proviso that no works would be carried out until you are un receipt of a fully signed s278.

If you could let me know if this would be possible at all and if we could discuss mobilising on site it would be greatly appreciated.

Many thanks and look forward to hearing from you.

Jack Ramsey
Technical / Streetworks co-ordinator

T: 01784 250650
M: 07776 256570
E: jack.ramsey@houlihans.co.uk

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From: Jack Ramsey
Sent: 13 October 2025 12:35
To: NM Mid <NM.Mid@hertfordshire.gov.uk>
Subject: RE: FRM299145 - Harpenden Road

Hi Tom,

Thank you for coming back to me.

Please see attached other TM plans as I could only attached one at application stage.

If you could let me know once you hear back from DM it would be much appreciated.

Jack Ramsey
Technical / Streetworks co-ordinator

T: 01784 250650
M: 07776 256570
E: jack.ramsey@houlihans.co.uk

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From: Tom Cole <Tom.Cole@hertfordshire.gov.uk> **On Behalf Of** NM Mid
Sent: 13 October 2025 12:08
To: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>
Cc: NM Mid <NM.Mid@hertfordshire.gov.uk>
Subject: RE: FRM299145 - Harpenden Road

Afternoon Jack,

Thanks for the email,

Currently I am awaiting confirmation that the s278 is signed and sealed by colleagues with Development Management, until this is confirmed I'm afraid that roadspace cannot be confirmed or a permit issued.

I also note in the application we received there is a section of works that require temporary signals, but no traffic management plan was provided to reflect this. Could this be sent over for review.

The work dates will need to be revised depending on where the s278 process Is currently, once I hear back from colleagues in DM, I will be in touch to arrange when works can proceed and issue the permit.

Best regards,

Tom Cole
Network Officer – St Albans | Network Management | Growth & Environment
Hertfordshire County Council
Address: Farnham House. Six Hills Way, Stevenage, Hertfordshire, SG1 2ST
E: Tom.Cole@hertfordshire.gov.uk

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---

From: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>
Sent: 13 October 2025 11:31
To: Tom Cole <tom.cole@hertfordshire.gov.uk>
Cc: Karen Turney <karen.turney@hertfordshire.gov.uk>; NM Mid <nm.mid@hertfordshire.gov.uk>
Subject: RE: FRM299145 - Harpenden Road

Hi Karen,

Thank you.

Hi Tom,

Do let me know if you need any other information to enable our permit to be progressed.

Many thanks and look forward to hearing from you.

Jack Ramsey
Technical / Streetworks co-ordinator

T: 01784 250650
M: 07776 256570
E: jack.ramsey@houlihans.co.uk

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From: Karen Turney <karen.turney@hertfordshire.gov.uk>
Sent: 13 October 2025 11:27
To: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>
Subject: RE: FRM299145 - Harpenden Road

Hi Jack

My colleague Tom Cole, who manages the St Albans area would be able to assist you further Jack, I am sure Tom will be happy to help.

Kind regards

Karen Turney
Network Officer – Mid Herts, Welwyn Hatfield | Network Management | Growth & Envi
Hertfordshire County Council
Address: Farnham House, Six Hills Way, Stevenage, Hertfordshire, SG1 2ST.
T: 01992 658258 (Internal:58258) e-mail nm.mid@hertfordshire.gov.uk

Hertfordshire

Update me

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From: Jack Ramsey <Jack.Ramsey@houlihans.co.uk>
Sent: 13 October 2025 11:22
To: NM Mid <nm.mid@hertfordshire.gov.uk>
Cc: Karen Turney <karen.turney@hertfordshire.gov.uk>; Emmet Fogarty <emmet.fogarty@houlihans.co.uk>; DM Implementation <dmimplementation@hertfordshire.gov.uk>
Subject: FRM299145 - Harpenden Road

Hi Karen,

I hope you are well.

I made an application last week regarding constructing a new entrance for a new development off Harpenden Road in St Albans.

We have been told by our client they have signed the s278 and we should as be good to go.

I don't suppose you have managed to review our application yet ?

Jack Ramsey
Technical / Streetworks co-ordinator

T: 01784 250650
M: 07776 256570
E: jack.ramsey@houlihans.co.uk

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