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PLANNING
DEPARTMENT
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Sent: 16 December 2011 11:47
To: Planning
Subject: Planning application S6/2011/2486/FP - Land at Hornbeam Lane (Spike Island)

Response to Planning application from Hertfordshire County Council (T and CP GDP Order 1995)

District ref: S6/2011/2486/FP
HCC ref: WH/353/2011
HCC received: 02/12/2011
Area manager: James Dale
Case officer: Lindsey Lucas

Location

Land at Hornbeam Lane (Spike Island)
Brookmans Park

Application type

Full application

Proposal

Construction of private access road together with gated access and ancillary works

Decision

Notice is given under article 10 of the Town and Country Planning (General Development Procedure) Order 1995 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

1. Before first occupation of the approved development, the proposed new access onto Cumcum Hill shall be completed in accordance with the approved in principle plan 605/01 with 6m radii and a carriageway width of 5.5m for the first 12m and constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction.

Reason: To ensure that the access is constructed to the current Highway Authority's specification as required by the Local Planning Authority and to comply with those policies of the development plan.

2. Concurrent with the construction of the access, visibility splays of 2.4m x 120m shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 600mm and 2 m above the carriageway level.

Reason: To provide adequate visibility for drivers entering or leaving the site.

3. C.8.10 -Any gates to be provided shall be set back a minimum of 12.0m from the edge of carriageway and shall open inwards into the site.

Reason: in order that a vehicle and trailer may wait clear of the carriageway while the gates are opened.

Informatives I recommend inclusion of the following advisory note to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1.To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the public

highway. All works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication "Roads in Hertfordshire - A Guide for New Developments". Before proceeding with the proposed development, the applicant should contact the Mid West Hertfordshire Highways Area Office at Highways House, 41-45 Broadwater Road, Welwyn Garden City, Herts, AL7 3AX to arrange this.

AN2. Road deposits. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Reason. To minimise the impact of construction vehicles and to improve the amenity of the local area.

COMMENTS:

The application is for a new access to serve Warrenwood Manor. This site is currently accessed via Hornbeam Lane however it has not been possible to prove that vehicular rights for the site exist for Hornbeams Lane which is a bridleway Essendon 18. To serve the property it is now proposed to provide a new access to Cumcum Hill, the B158 designated as a secondary distributor road and with a derestricted speed limit of 60mph. The Transport Statement included as part of the application includes speed surveys carried out on the B158 which indicate that in this section of the B158 the 85 percentile speed is in the region of 40mph which would require visibility splays of 120m. These can be achieved from the proposed new access. The new access shall be 5.5m at its junction with Cumcum Hill, reducing to 3.2m after 5m. I would recommend that the 5.5m width is maintained for the first 12m as the transport statement mentions that the access may be used by horse boxes. This would allow two vehicles to pass each other at the entrance including a horsebox. Any gates should be set back the same distance.

Hertfordshire County Council as Highway Authority considers the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to the inclusion of the above conditions.

Lindsey Lucas

Date 16/12/2011

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