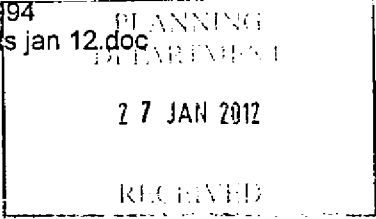


MP

Ack

**From:** Mark Peacock  
**Sent:** 27 January 2012 09:11  
**To:** Planning  
**Subject:** FW: Salisbury Square, Old Hatfield S6/2011/1994  
**Attachments:** Salisbury Square - Highway Authority Comments jan 12.doc



Please record to post and fastplanning

Mark Peacock  
Planning Officer (South Team)

Welwyn Hatfield Borough Council  
The Campus  
Welwyn Garden City  
Herts AL8 6AE

Telephone: 01707 357 249  
Email: m.peacock@welhat.gov.uk

[www.welhat.gov.uk](http://www.welhat.gov.uk)

**From:** James Dale [redacted]  
**Sent:** 27 January 2012 05:58  
**To:** Mark Peacock  
**Subject:** RE: Salisbury Square, Old Hatfield S6/2011/1994

Mark

Highway comments for the Salisbury Square application. If you have any questions give me a call.

James

**From:** Mark Peacock [mailto:m.peacock@welhat.gov.uk]  
**Sent:** 24 January 2012 10:46  
**To:** James Dale  
**Subject:** RE: Salisbury Square, Old Hatfield S6/2011/1994

Hi James

Do you intend to submit any further comments on this planning application?

Regards

Mark Peacock  
Planning Officer (South Team)

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**From:** Mark Peacock  
**Sent:** 09 January 2012 11:20  
**To:** 'James Dale'  
**Subject:** FW: Salisbury Square, Old Hatfield S6/2011/1994

Hi James

Do you require any additional information? When do you expect to be able to provide further comments?

Regards

Mark Peacock  
Planning Officer (South Team)

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**From:** Mark Peacock  
**Sent:** 22 December 2011 10:43  
**To:** 'James Dale'  
**Subject:** FW: Salisbury Square, Old Hatfield S6/2011/1994

Hi James

Please see email below and attached documents received today.

Regards

Mark Peacock  
Planning Officer (South Team)

Welwyn Hatfield Borough Council  
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**From:** Paul Atton [mailto:Paul.Atton@jbplanning.com]  
**Sent:** 22 December 2011 10:28  
**To:** Mark Peacock  
**Subject:** Salisbury Square, Old Hatfield S6/2011/1994

Dear Mark

Please see attached letter and enclosures relating to Herts Highways initial comments on the current planning application.

Yours sincerely

Paul Atton MRTPI MRICS  
*Senior Associate*

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\*\*\*\*\*  
\*\*\*\*\*

**JB PLANNING ASSOCIATES LIMITED**  
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Mr Mark Peacock  
Welwyn Hatfield Borough Council  
Council Offices  
Welwyn Garden City  
Herts AL8 6AE

**Environment Department  
County Hall  
Pegs Lane  
Hertford SG13 8DN**

Our Ref: WH/286/2011  
Your Ref: S6/2011/1994/MA  
Tel: 01992 556120  
Fax: 01992 588601

Date: 25 January 2011

Dear Mr Peacock

**Redevelopment of Salisbury Square; demolition of existing shopping parade building with 7 maisonettes above including retaining wall structures; construction of new road and layout of public spaces; erection of new building containing 19 flats and 4 shops with basements; new two level car park; erection of terrace of 5 houses with road and footways; access alterations, drainage and all ancillary works**

**Application No. S6/2011/1994/MA**

### **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:

#### **Planning Conditions:**

1. Prior to occupation of the development the proposed new access to the site from Park Street/The Broadway and the pedestrian route to Great North Road shall be completed and constructed to the satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the access is constructed to the highway Authority's current specification.

2. Prior to the commencement of the development a 'Construction Traffic Management Plan' shall be submitted to and approved in writing by the Local Planning Authority in

consultation with the Highway Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved plan.

Reason: to ensure that the development takes place in a comprehensive manner having due regard for highway safety and capacity and to ensure that the impact of the construction traffic on the local road network is minimised.

### **Informatives**

It is recommended that the following advisory is included in planning permission documentation 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.

### **Background**

The application site is currently occupied by 'The Parade', a row of 7 retail units with 7 maisonettes located above. The remainder of the site is occupied by Salisbury Square itself, which provides a small area of open space to the south of The Parade, and a surface car park to the north of The Parade.

The current vehicular access to the site is provided via a priority T-junction on Great North Road.

The proposed development comprises of 4 retail units and the existing and a private housing scheme of 19 apartments and 5 houses. The net increase in land use is 605sqm GFA of retail space and 12 dwellings.

### **Access**

The existing vehicular access to Great North Road will be retained in its current arrangement, providing direct frontage access to the housing units at the north of the scheme.

A new vehicular access, allowing entry only, is proposed from Park Street to the southeast of Salisbury Square at a point approximately opposite Fore Street. The new vehicular access will allow local traffic to access the proposed retail units and residences from Park Street, whilst restricting through traffic from Great North Road to Park Street.

Servicing for the proposal will be from taken from the Great North Road junction.

A new pedestrian access will be created to the area east of the job centre. The applicant states that the principle aim is to create a visual and pedestrian connection with the railway station/bus interchange.

### **Highway Adoption**

A large proportion of the roads in the site are currently classified as public highway. The applicant has stated in that the internal roads are intended to become 'stopped up' and become privately maintained. The applicant has provided a plan (1458-SK-001) which indicates the area of the highway to be stopped up. The highway authority has no objection to the principle or the extent of the stopping up but consideration must be given to the rights of access for any Park Street (and other) properties with rear access to the existing highway in the area.

### **Access to Park Street**

There is currently a pedestrian access to Salisbury Square opposite Fore Street. The proposal includes reconstructing this area to allow vehicles to enter Salisbury Square from this direction. The road will be narrow and it will operate in a one direction, vehicles will not be permitted to exit into Park Street from this direction. The nature of the road and the initial design being put forward by the applicant will naturally lead to low vehicle speeds.

### **Rights of Ways**

There are several Rights of Ways within the site. Over time it appears the routes as shown on the definitive maps have not been updated to match the development across Salisbury Square. If planning permission is granted Hertfordshire County Council will work with the developer to formally re-establish appropriate routes across the site between the subway on Great North Road and existing path adjacent No23 Park Way.

Yours sincerely

James Dale  
Area Highways Development Control Manager