

Re-development of 101 Brookmans Avenue, Welwyn
Hatfield, Herts AL9 7QG

Highways & Transport Report

22nd February 2019

Client: Whitemount Projects Ltd

PublicHighway Ltd
86/90 Paul Street
London EC2A 4NE

david@publichighway.co.uk
07534 - 617373
www.publichighway.co.uk
@publichighway



Disclaimer

This report has been prepared for the sole use of the named client and consequently, is confidential to the client and their professional advisors. The Contracts (Rights of Third Parties) Act 1999 does not apply, nothing in this report confers or purports to confer on any third party any benefit or right. No responsibility whatsoever is accepted to any other person than the named client and consequently the contents of this report should not be relied upon by third parties for the whole or any part of its contents.

This report is made on behalf of PublicHighway Ltd, no individual is personally liable and by receiving this report and acting upon it, the client - or any third party relying on it - accepts that no individual is personally liable in contract, tort, or breach of statutory duty (including negligence).

CONTENTS

Section	Title	Page
1.0	Introduction	5
2.0	Existing Site, Location & Highway Arrangement	6
3.0	Development Proposals	8
4.0	Public Transport, walking & cycling	9
5.0	Construction Access	10
6.0	Conclusion	11
7.0	Appendices	12
	A – Site location plan	13
	B – Golf Club Road ownership	14
	C – Development Proposal layout plan & CGI images	15
	D – Existing & Proposed crossover layouts	17
	E – Public Transport, walking & cycle provision	18
	F – Site Photos	21
	G – Construction vehicle routing & access	24
	H – Visibility along Golf Club Rd	25
	I – Relevant policy references & guidance	28

Development at 101 Brookmans Avenue Herts AL9 7QG



1.0 Introduction

- 1.1 PublicHighway Ltd has been appointed by Whitemount Projects Ltd to provide highways and transport advice in support of the residential development of the property shown on the attached plans at 101 Brookmans Avenue, Hertfordshire AL9 7QG
- 1.2 The proposals for the site are considered not to generate significant transport implications or to meet the threshold requirements for a full Transport Statement or Transport Assessment
- 1.3 Brookmans Avenue & Golf Club Road are privately owned and are not considered to be highways maintainable at public expense
- 1.4 Roads in Brookmans Park are managed by Brookmans Park Roads Ltd
- 1.5 In addition Whitemount Projects Ltd own the section of Golf Club Road shown in Appendix B
- 1.6 The purpose of this report is therefore to assist the Local Planning authority when considering the full planning application, by setting out the Highways, Traffic and Transport aspects of the proposals as clearly as possible
- 1.7 National Planning Policy Framework 2018 Page 32 states:
109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

2.0 Existing Site, Location & Highway Arrangement

2.1 The subject property is situated on the junction of Brookmans Avenue and Golf Club Road, within the Brookmans Park ward of Welwyn Hatfield Borough Council

2.2 Welwyn Hatfield Borough Council is the Local Planning Authority

2.3 Brookmans Avenue & Golf Club Road are privately owned and are not considered to be highway maintainable at public expense

2.4 The carriageway adjacent to the property of Golf Club Road is owned by the client Whitemount Projects Ltd (Appendix B, page 15, land registry extract)

2.5 Apart from the small sections described below, Golf Club Road generally has no footway along the majority of its length and is carriageway only

2.6 All descriptions of the property and the road itself are from the point of view facing the property from Brookmans Avenue. Photos are contained within Appendix F

2.7 This section of Brookmans Avenue is in controlled parking zone D04. Parking is restricted Mon to Fri between 11am & Noon in order to deter commuter parking in the area

2.8 The footway to the front of the property in Brookmans Avenue is approximately 41m in length by 1m wide

2.9 Given the layout and appearance this appears to have been constructed to the base course level but not to a finished footway level, flush with the surrounding blockwork retaining strips

2.10 A number of utility service boxes are contained within this area (Appendix F – page 23)

2.11 Carriageway width on the radius at the access to Golf Club Road is approximately 11.40m

- 2.12 There is a small length of footway to the left hand side in Golf Club Road
- 2.13 To the right is a grass verge leading to the adjacent property at No.2 Golf Club Road
- 2.14 The site perimeter extends to a length of approximately 98 metres along Golf Club Road
- 2.15 The average carriageway width along this section is approximately 4.50m in width, widening to around 5m in places
- 2.16 Visibility along this section of Golf Club Road in regard to highway safety is considered to be very good
- 2.17 Golf Club Road is a public right of way, shown on the definitive map register at Hertfordshire County Council known as North Mymmes 068 and described thus; *“Commences from Bell Lane, thence SW and S along Golf Club Road to its junction with Georges Wood Road.”*
- 2.18 No changes to the right of way are proposed as part of the development
- 2.19 Golf Club Road is used by pupils attending Chancellors School during the morning and afternoon peak times to walk to and from school
- 2.20 Golf Club Road itself leads to Brookmans Park Golf Club and Brookmans Park Lawn Tennis club

3.0 Development proposals

- 3.1 The development proposals for the site consist of the demolition of the existing house and the construction of five new houses with associated on-site parking arrangements
- 3.2 Two of the properties will have their frontage onto Brookmans Avenue, the remaining three onto Golf Club Road
- 3.3 The development proposals will require the closure of one existing access, the use of the two existing crossovers and the creation of three new access points (Please refer to Appendix D, page 18)
- 3.4 One new access is to be created to the west of the existing access from Brookmans Avenue
- 3.5 Two new access points will be created to the south of the existing access in Golf Club Road, neither of which will conflict with the access points to the property opposite at No.2 Golf Club Road
- 3.6 Visibility splays will be maintained in excess of the minimum requirement of 43m
- 3.7 The access currently situated opposite No.2 Golf Club Road will be closed
- 3.8 Houses 1 & 2 on Brookmans Avenue will have garages suitable for a single vehicle and two associated parking spaces
- 3.9 Houses 3, 4 & 5 on Golf Club Road will have three associated parking spaces per dwelling

4.0 Public Transport, walking & cycling (appendix D)

4.1 Given the nature of the area public transport is well provisioned

4.2 Local bus services are situated nearby

4.3 Brookmans Park Station is under one mile away (0.8 miles)

4.4 Routes 200 & 201 can be accessed at Moffats Lane, with a walk time of just 2 minutes

4.5 Route 398 runs to and from Chancellors School; access to this entails a walk time of between 13 & 16 minutes

4.6 In addition to the above there are two bus stops in Kentish Lane (A1000) served by route numbers 398, 200, 201 and 611. These stops are approximately a 9 minute walk from the property

4.7 In regard to cycling, Brookmans Park Station is approximately 3 minutes away by cycle. Sheffield stands are available for secure cycle parking

5.0 Construction Access

- 5.1 Construction traffic will be routed from the A1000 via Mymms Lane and return via the same route (please refer to Appendix G, page 25)
- 5.2 A temporary construction access will be created on Golf club Road, utilising the existing side access gate opposite No.2 (see Appendix G, 7.2)
- 5.3 Qualified Traffic Marshals will be required to be in attendance at all times to control the manoeuvring of site vehicles
- 5.4 Bin Collection day is Thursday and site vehicles will be required to attend the site only after this has been completed
- 5.5 Construction traffic access will be planned such that peak times around the school hours are avoided
- 5.6 The contractor will be required to prepare a robust programme and call-up procedure to ensure that construction traffic is managed appropriately and safely at all times

6.0 CONCLUSION

6.1 NPPF 2018 Page 32 states:

109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6.2 Visibility splay concerns raised under previous applications have been addressed

6.3 Given the clearly defined items in this report, I have no hesitation in commending the proposals to the Local Planning Authority without reservation

7.0 APPENDICES

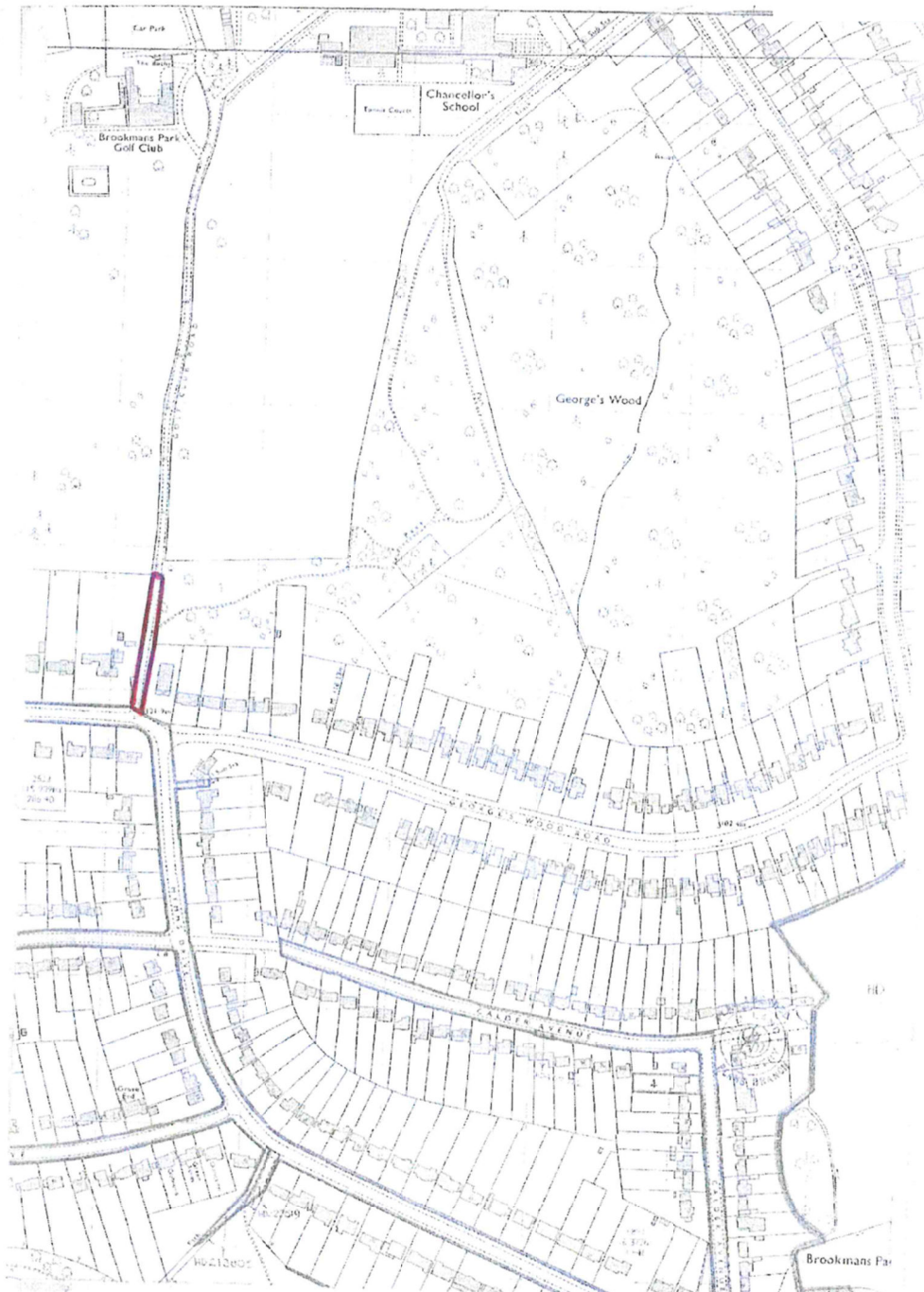
- **Appendix A – Site Location Plan**

7.1 Site location plan



- **Appendix B – Golf Club Road ownership**

7.2 Land registry map extract. Whitemount Projects Ltd road ownership marked in red



This official copy is incomplete without the preceding notes page.

- Appendix C – Development Proposal layout plan & CGI images

7.3 Proposed site layout overview



7.4 Proposed Brookmans Avenue elevation

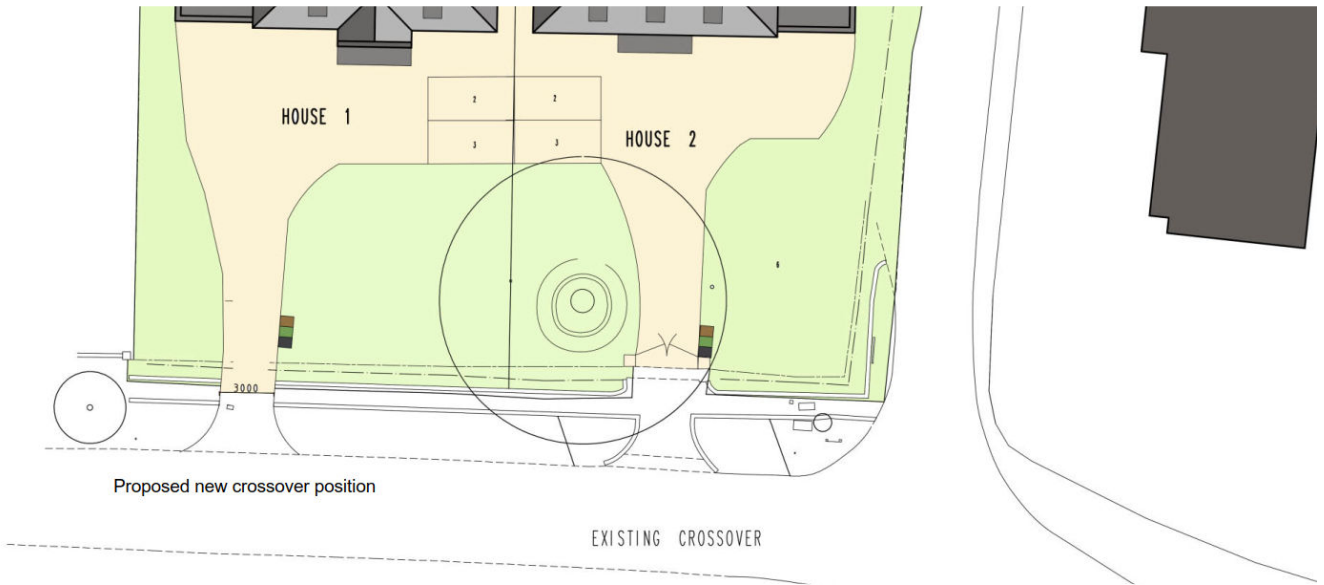


7.5 Proposed Golf Club Road elevation

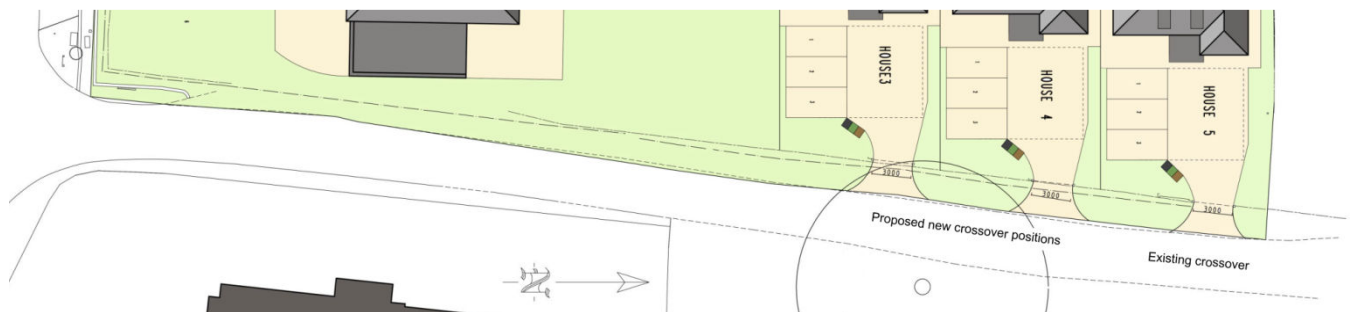


- **Appendix D – Existing & Proposed crossover layouts**

7.6 Brookmans Avenue Proposed crossover layout

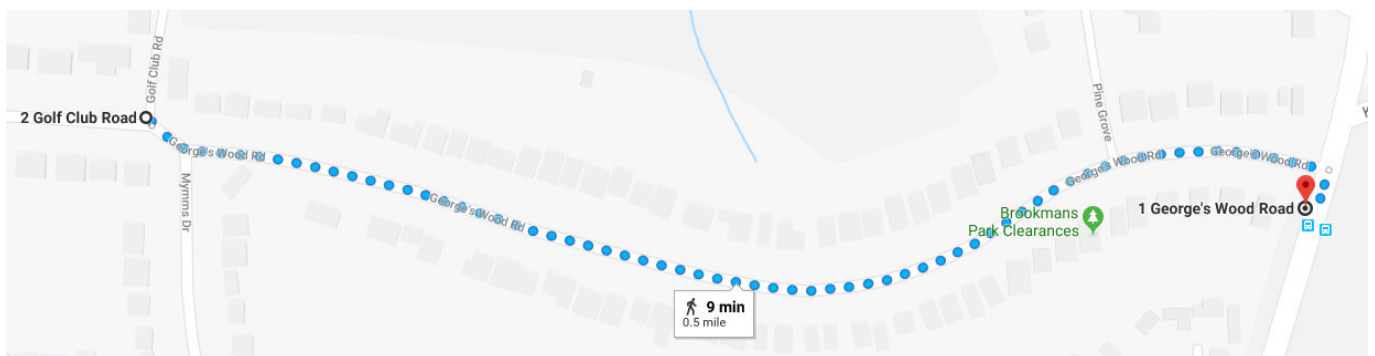
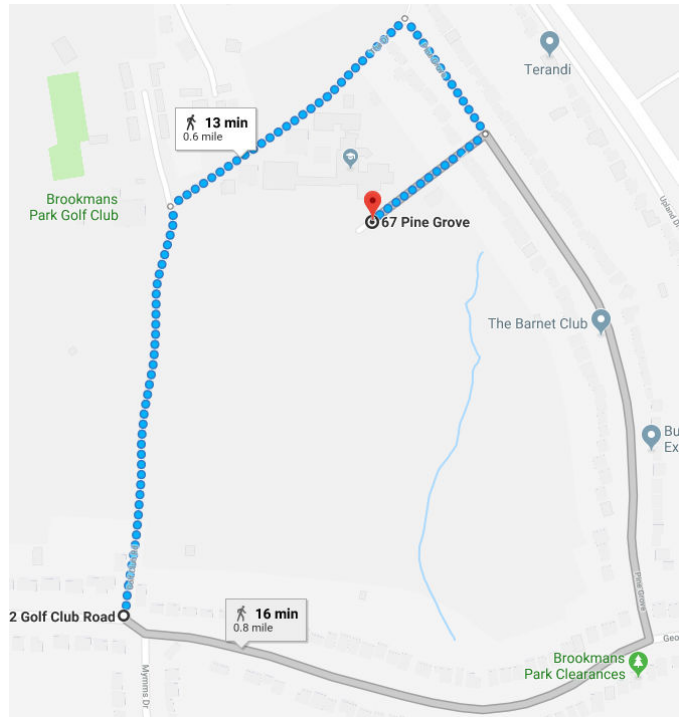
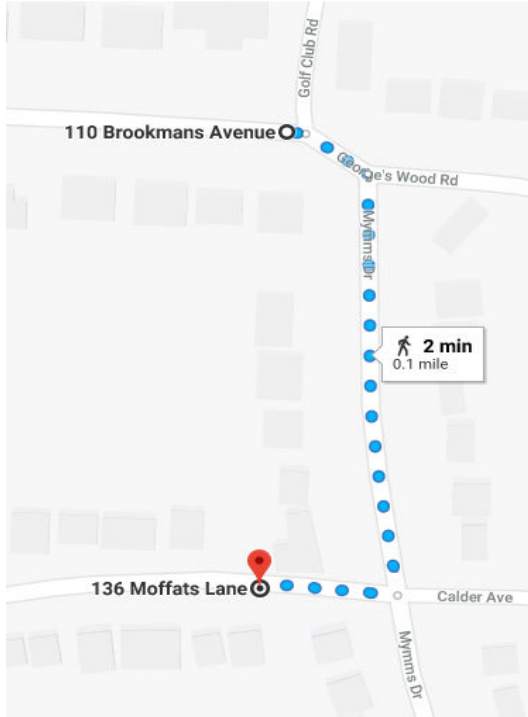


7.7 Golf Club Road Proposed crossover layout

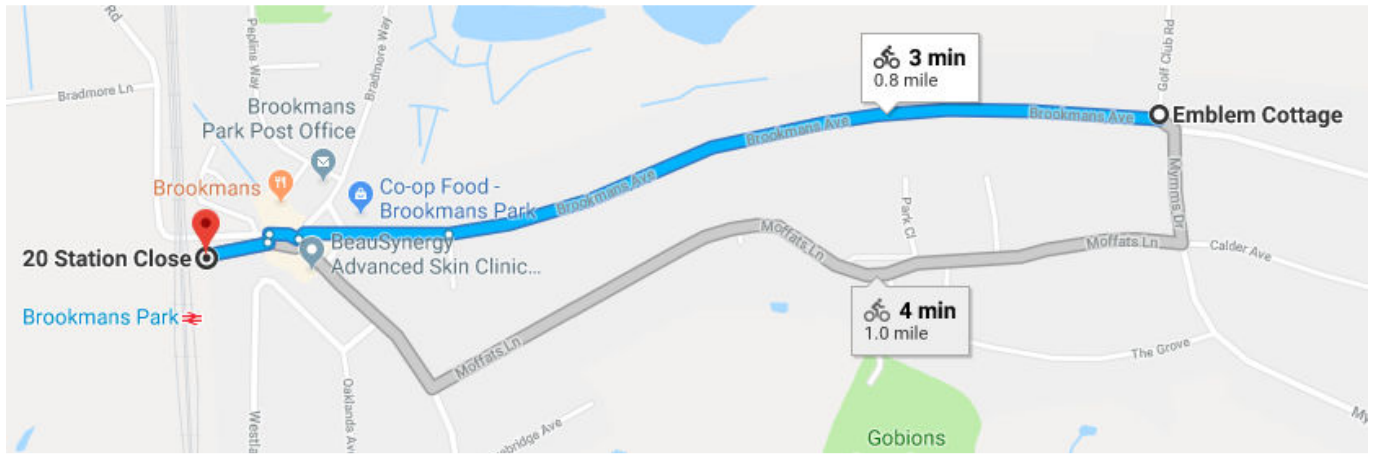


- **Appendix E – Public Transport, walking and cycling**

7.8 Walking routes for local buses



7.9 Cycle route for Brookmans Park Station



7.10 Bus route timetables

Bus route 200

ESSENDON - LONDON COLNEY
via Brookmans Park - Welham Green
Mondays Only (Except PH)

Essendon Mill, Millgreen Cottages (Adj)
Essendon, War Memorial (Opp)
Glebe Cottages Eastview
Wildhill, The Woodman PH (Adj)
Bell Bar, The Firs (Adj)
Brookmans Park, Cock o' The North PH (Opp)
Brookmans Park, Kentish Lane (Adj)
Brookmans Park, Moffats Lane (W)
Brookmans Park, Bradmore Green (Opp)
Welham Green, Huggins Lane (NE)
Welham Green, Dixons Hill Road (D)
Colney Heath, Hall Gardens (NB)
Colney Fields Retail Park (B)

Bus Route 201

WELHAM GREEN - WELWYN GARDEN CITY
via Brookmans Park - Essendon
Tuesdays & Fridays Only (Except PH)

Welham Green Railway Station (B)
Welham Green, Dixons Hill Road (E)
Brookmans Park, Bradmore Green (Adj)
Brookmans Park, Moffats Lane (E)
Brookmans Park, Kentish Lane (Opp)
Brookmans Park, Cock o' The North PH (Adj)
Bell Bar, The Firs (Opp)
Wildhill, The Woodman PH (Opp)
Glebe Cottages Eastview
Essendon, War Memorial (Adj)
Essendon Mill, Millgreen Cottages (Opp)
Panshanger, Morrisons (Adj)
WGC, Business Parks South
WGC, Bus Station (3)

Bus route 611

Enfield Town / Church Street (Stop C)
Enfield Town Enfield Chase Station (Stop CA)
Oakwood Station (Stop A)
Cockfosters Station (Stop A)
Potters Bar, opp Highview Gardens
Potters Bar Railway Station (Stop B)
Potters Bar Railway Station (Stop B)
Brookmans Park, opp Kentish Lane
Bell Bar, nr Cock o' The North PH
Hatfield The Forum (Stop 5)
Hatfield The Forum (Stop 5)
Hatfield The Galleria (Stop B)
Hatfield Business Park UH de Havilland Campus (Stop P)
Hatfield Business Park, o/s Bus Garage

- **Appendix F – Site Photos**

7.11 Front of property and existing crossover on Brookmans Avenue



7.12 Front of property, unfinished footway & utility boxes



7.13 Golf Club Road junction



7.14 View north from top of site

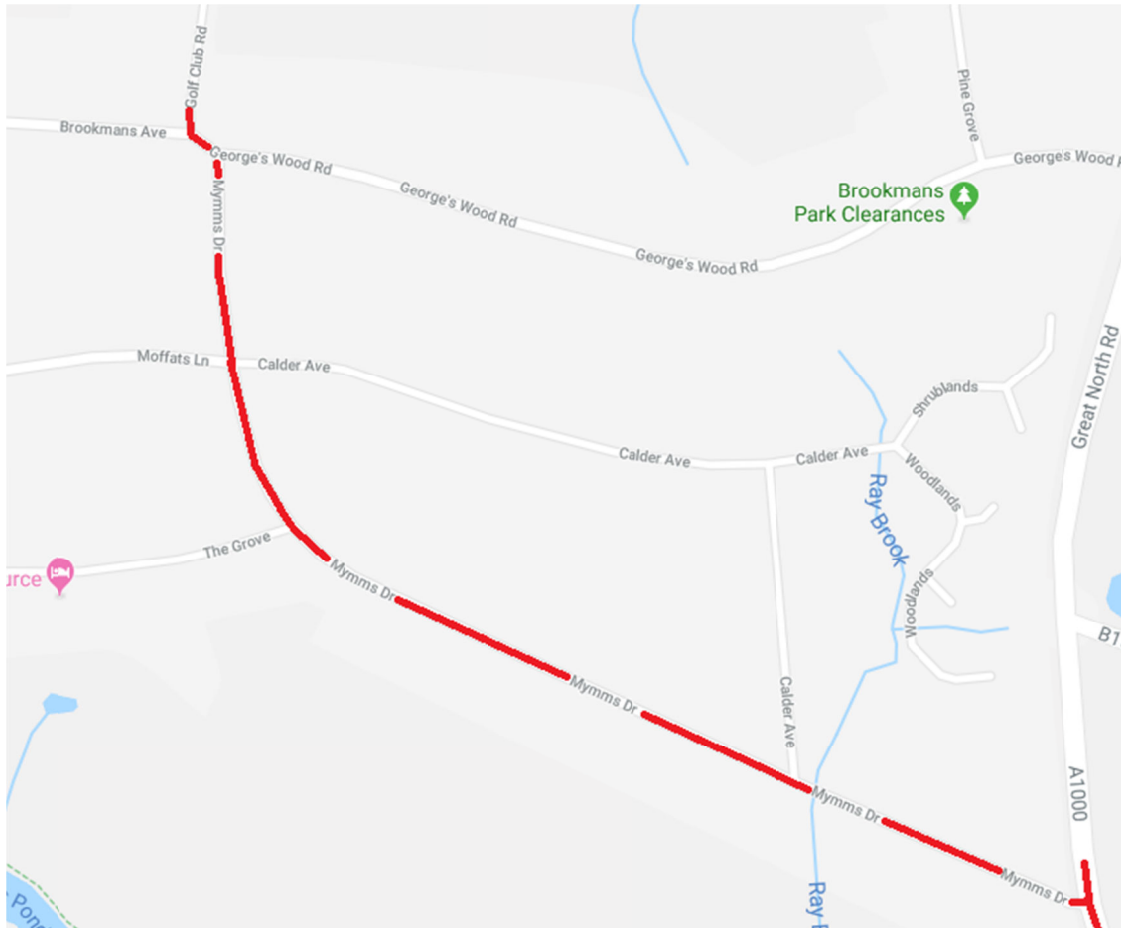


7.15 Existing access on Golf Club Road at top of site



Appendix G – Construction vehicle routing & access

7.16 Construction vehicle routing (to & from site)



7.17 Construction access



- **Appendix H - Visibility along Golf Club Road**



7.18



7.19



7.20



7.21



7.22



7.23

- **Appendix I – Policy References & Guidance**

- NPPF 2018 Section 9, Page 30-32
- Manual for Streets
- Roads in Hertfordshire
- Welwyn Hatfield Interim Policy for Car Parking Standards and Garage Sizes
- Welwyn Hatfield District Plan