

The Spinney, High Road, Essendon, AL9 6HN

Supporting Statement for application to discharge Condition 5 of planning consent ref. no. 6/2018/0804/FULL as varied by application ref. no. 6/2019/1214/VAR.

1. This supporting statement has been prepared for submission with an application to discharge Condition 5 of planning consent ref. no. 6/2018/0804/FULL as varied by application ref. no. 6/2019/1214/VAR.
2. Planning consent ref. no. 6/2018/0804/FULL as varied by application ref. no. 6/2019/1214/VAR grants consent for the erection of 3 dwellings (1 x 3-bedroom and 2 x 4-bedroom) following the demolition of existing buildings.
3. The consented drawings also show that consent has been granted for the reconstruction and widening of the crossover at the existing access at the north-west end of the site and the construction of a new, second, access approximately 75 metres to the south of the existing access.
4. Planning application ref. no. 6/2018/0804/FULL was granted consent on 14th June 2018.
5. The application under Section 73 ref no. 6/2019/1214/VAR was granted consent on 18th July 2019.
6. The Decision Notice granting consent for application ref. no. 6/2019/1214/VAR includes Condition 5, as follows:

“Prior to first occupation of the development hereby permitted, details of visibility splays of the two accesses from High Road (in plan form) shall be submitted to and approved in writing by the Local Planning Authority. The approved splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.”
7. Waterman Infrastructure & Environment Ltd submitted a Section 278 application to Hertfordshire County Council Highways Department on behalf of Essendon Property Ventures Ltd on 4th June 2019.
8. Waterman subsequently prepared and submitted to HCC Highways various drawings including a plan drawing showing the visibility splays at the two accesses from High Road.
9. HCC Highways have confirmed in a letter dated 18th June 2020 that Technical Approval has been granted. The letter (a copy of which is submitted in support of this application to discharge Condition 5) lists the drawings submitted by Waterman upon which the approval of the Section 278 application is based. The first drawing listed is “S278 Works General Arrangement, drawing no. 15999-WIE-ZZ-XX-DR-C-95001, rev. P08.”

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This drawing shows the visibility splays at the two accesses from High Road. We are submitting this drawing in support of this application to discharge Condition 5.

10. We trust that the drawing meets the requirements of Welwyn Hatfield Borough Council as it has already been found to be satisfactory by the Highways Department at Hertfordshire County Council.

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