

Condition 11 (Highway improvement works)

CONDITION

(Part A) Notwithstanding the details indicated on the submitted drawings no onsite works above slab level shall commence until a detailed scheme for the offsite highway improvement works as indicated on drawing (No. 47179/5501/101 REV P5) have been submitted to and approved in writing by the Local Planning Authority.

(Part B) Prior to first occupation of the development the off-site highway improvement works referred to in Part A of this condition shall be completed in accordance with the approved details.

RESPONSE

In the interest of highway safety, offsite highway improvement works have been submitted and would be completed prior to first occupation of the development.

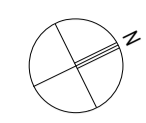
The S38/S278 works for permanent access highlights the highway improvement works.

Attached drawing and application under appendices demonstrate that condition has been complied with.

Drawing/Application	Title	Rev	Date
HAT-RDB-XX-ST-DR-A-0014	S38/S278 works	R01	15 July 2022
Application for s278			

REASON

In the interest of highway safety in accordance with Policy SADM 2 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.



Do not scale from drawings. Verify all dimensions on site prior to construction. This drawing is to be read in conjunction with all relevant documents and drawings. Report all discrepancies to MoJ immediately.

No unauthorised use, disclosure, storage or copying.

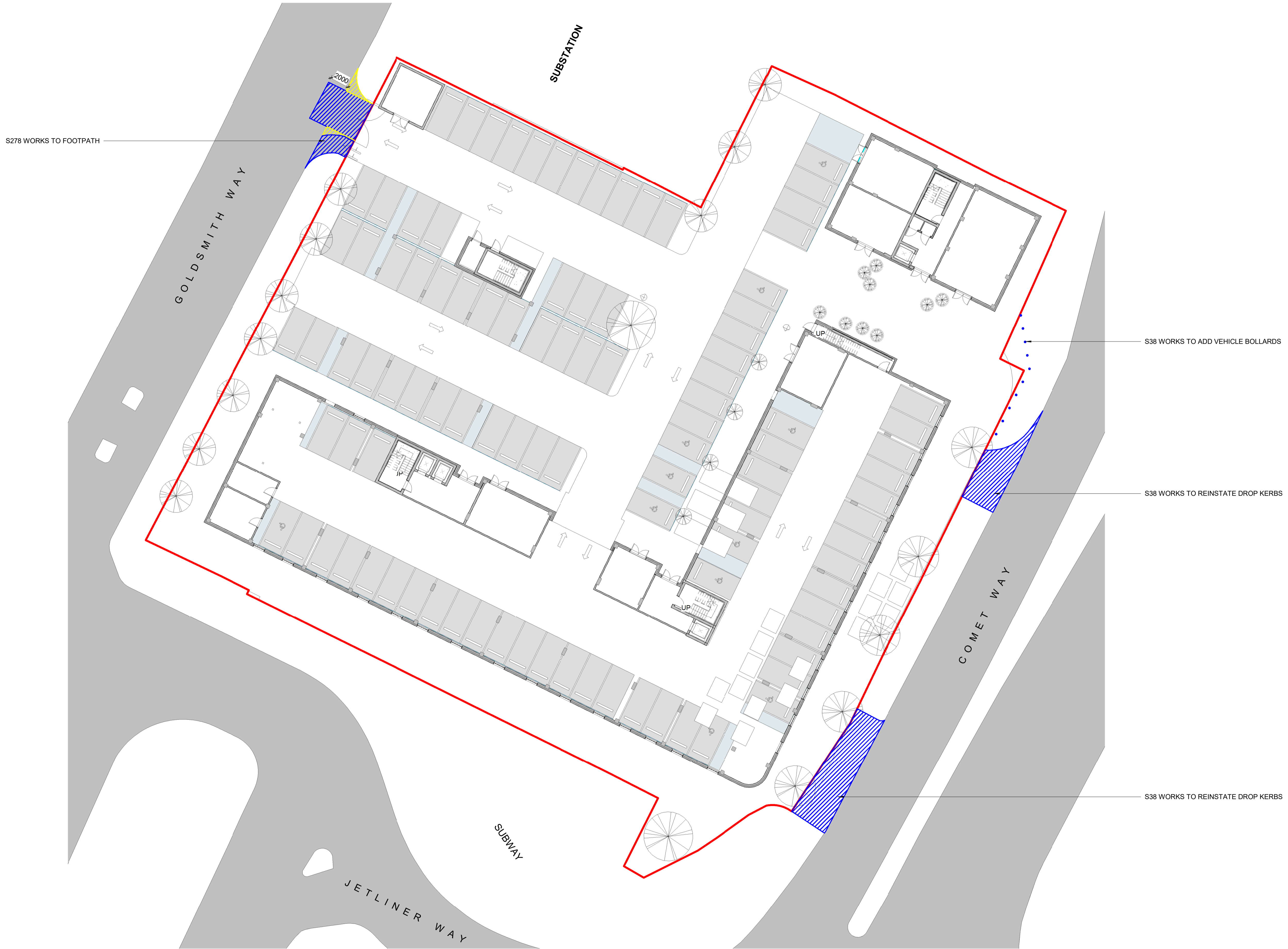
Notes

S278 WORKS TO FOOTPATH

S38 WORKS TO ADD VEHICLE BOLLARDS

S38 WORKS TO REINSTATE DROP KERBS

S38 WORKS TO REINSTATE DROP KERBS



Rev	Date	Description
R01	28.06.22	ISSUED FOR INITIAL COMMENT

Key Plan


Project Status
RIBA 4

Client



Modern, sustainable building

Unit 8 Carnival Park, Carnival Close, Basildon SS14 3WN



Unit 8 Carnival Park, Carnival Close, Basildon SS14 3WN

Project Name & Address
VOLKSWAGEN HATFIELD
COMET WAY, HATFIELD, AL10 9TF

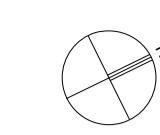
Building Type
RESIDENTIAL DEVELOPMENT

Drawing Title
PROPOSED S38 / S278 WORKS FOR PERMANENT ACCESS

Drawn By	N.B	Date	28.06.2022
Checked By	J.B	Date	28.06.2022
Approved By	R.V	Date	28.06.2022

Drawing Number
HAT-RDB-XX-ST-DR-A-0014

Sheet No.	Scale	Orig. Sheet Size	Rev.
01 of 01	1:200	@A1	R01



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 No unauthorised use, disclosure, storage or copying.

Notes

Key Plan

Rev	Date	Description
R01	28.06.22	ISSUED FOR INITIAL COMMENT

Project Status
RIBA 4

Client



Unit 8 Carnival Park, Carnival Close, Basildon SS14 3WN



Unit 8 Carnival Park, Carnival Close, Basildon SS14 3WN

Project Name & Address
VOLKSWAGEN HATFIELD
COMET WAY, HATFIELD, AL10 9TF

Building Type
RESIDENTIAL DEVELOPMENT

Drawing Title
PROPOSED S38 / S278 WORKS FOR TEMPORARY ACCESS

Drawn By	N.B	Date	28.06.2022
Checked By	J.B	Date	28.06.2022
Approved By	R.V	Date	28.06.2022

Drawing Number
HAT-RDB-XX-ST-DR-A-0013

Sheet No.	Scale	Orig. Sheet Size	Rev.
01 of 01	1:200	@A1	R01



Type of application

Section 278

Technical Check without Legal agreement

Part 1 – Applicant's Details *NEW WAYS CONSTRUCTION LTD*

1a. Applicant (Developer)

Name: *NEW WAYS CONSTRUCTION LTD*
Address: *8 CARNIVAL PARK, BASILDON*
Postcode: *SS14 3WN*
Telephone Number: *01268 206495*
e-mail: *LisaLittle@newwaysltd.co.uk*
Representative: *LISA LITTLE*

1b. Applicant's Agent (Consultant)

Name:
Address:
Postcode:
Telephone Number:
e-mail:
Representative:

1c. Site owner's details (if different to Applicant)

Name:
Address:
Postcode:
Telephone Number:
e-mail:
Representative:

1d. Applicant's Solicitor

Name:
Address:
Postcode:
Telephone Number:
e-mail:
Representative:

1e Details of any other persons/parties known to have an interest in the land on which the development is to take place:

Part 2 – Development Details

Demo a new build 118 flats with parking

2a Planning Permission reference number

6/2020/3222/MAJ

2b Development name and address:

*Volkswagon Hatfield
Comet Way
Hatfield, AL10 9TF.*

2c Names of any affected existing Public Highways

*Goldsmith Way,
Comet Way*

2d Please state the purpose of the development and the number of units and parking spaces to be constructed.

Purpose: *Private, Rented @ 5/0.*
No. of Units: ~~118~~ *118*
No. of Parking Spaces: *100*

Part 3 – Details of Highway Works

3a General description of the highway works:	Temporary vehicle access & permanent access just off corner way
3b Estimated cost of the highway works:	£10,000
3c Programme for the Highway Works:	Start: June 2023. Finish: July 2023
3d Planned first occupation date of the site:	December 2023
	For questions 3e-3L: if yes, please provide details
3e Will highway drainage be affected or created?	NO
3f Will Statutory Undertakers plant connections or diversions be required?	NO
3g Are any street lighting works required?	NO
3h Are new traffic signals / traffic signal amendments required?	NO
3i Are there any existing or proposed structures on or adjacent to the public highway?	NO.
3j Are any Traffic Regulation Orders (TRO) proposed or to be amended / removed?	NO
3k Are any Public Rights of Way affected by the works?	NO
3L Are there any soil contamination issues / remediation requirements on the site?	NO

Part 4 – Contractor's Details

4a Details of Principal Contractor Any Contractor working on the highway <u>must</u> be on the Council's Accredited Contractors List.	Name: New ways construction Ltd Address: AS applicant Postcode: Telephone Number: e-mail:
4b Details of Contractor for highway works (if different from above):	Name: Address: Postcode: Telephone Number: e-mail:

4c Details of proposed procurement method
(ICE 5th, ECC, D&B):

D & B.



I hereby apply to Hertfordshire County Council to enter into an agreement under Section 278 / 38 of the Highways Act 1980 in respect of the development specified in this application and the attached plans.

Signed:



Date:

1st July 2022

Print Name:

Lisa Little

on behalf of:

New ways Construction

Once your application has been received with proposed design, Hertfordshire County Council Development Management Implementation Team will review your proposal and provide you with a fee estimate for the cost of the whole agreement process. Please note that this is an estimate only and subject to change with any change in initial scope, or more than average number of technical reviews.

Part 5 – Attachments

Tick to confirm the following have been provided:

(Your application will not be processed unless the following is included)

- this application form fully completed
- engineering drawings (layout of highway works and details)
- signed planning Decision Notice
- approved planning layout
- site location outlined in red
- up to date evidence of Land Title
- non-refundable application fee of £750

BACS payments can be made using the following Bank details:

Account name: HCC General Account
Bank Sort Code: 60-10-39
Account Number: 18396690
Bank Name: NatWest Bank
Bank address: Hertford

Please use "S278" then the planning permission number as a reference when making payments e.g. "S278 21-00999-FUL" and send a copy of remittance advice along with application documents (please refer to Part 5 above) in electronic format to DMPlanning@hertfordshire.gov.uk, including the site name and address in the subject line.

Voluntary deposit could be made to enable our Implementation Team to commence design review before the fee estimate is paid. The fee estimate will take into account any such deposits.

Once payment is confirmed with HCC Cashiers further correspondence should be sent to DMImplementation@hertfordshire.gov.uk, including the site name and address in the subject line.

List below any additional documents provided:

Proposed temp access - HAT-RDB-XX-ST-DR-A-0013
Proposed perm access - HAT-RDB-XX-ST-DR-A-0014