

Client

36 The Ridgeway,
Cuffley

Project Reference: 2206-026-00/TN/02A

Sandford Gate
East Point Business Park
Oxford
OX4 6LB

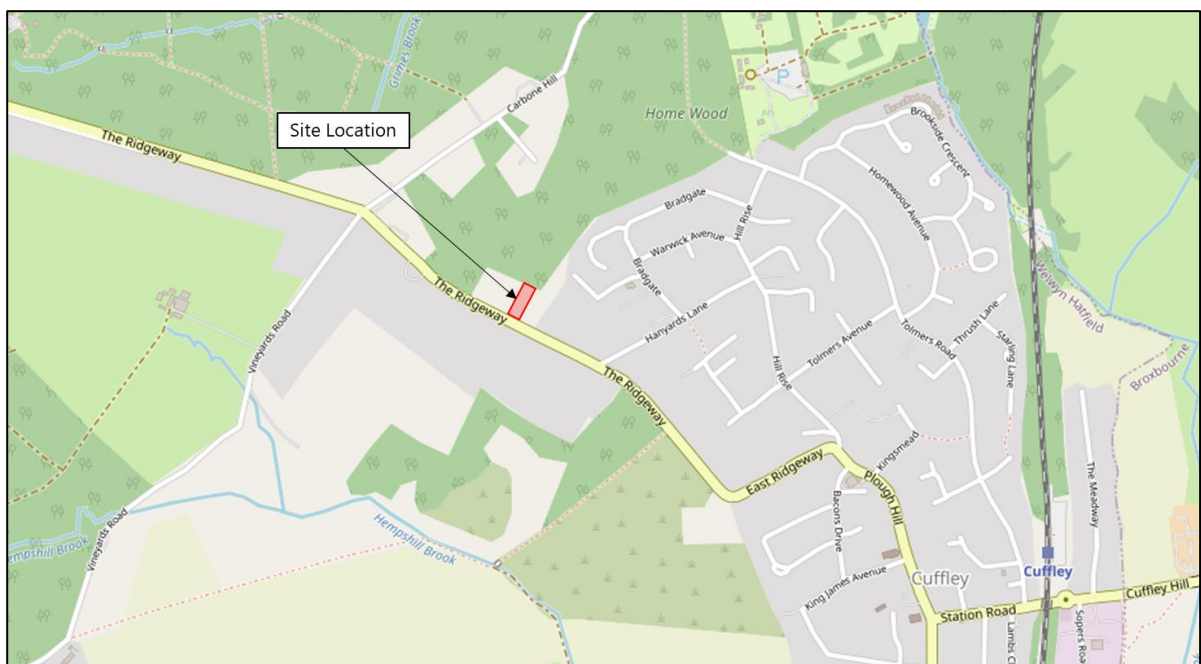
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Technical Note

1 Introduction

- 1.1 Transport Planning Associates (TPA) has been commissioned by Cavendo Homes (Cuffley) Ltd to provide transport planning consultancy services in support of a NMA application at 36 The Ridgeway, Cuffley.
- 1.2 The site is located along the northern side of The Ridgeway (B157) in the village of Cuffley, Hertfordshire. Cuffley is located approximately 4km northeast of Potters Bar, 6.5k west of Cheshunt and 9km south of Hertford. The site location is outlined in **Figure 1.1** below.

Figure 1.1 Site Location



Source: © OpenStreetMap contributors

Scope of Report

- 1.3 This Technical Note has been prepared in support of an application for a revised on-site turning area and new gate for Plot 6, and sets out the context of the application, the proposed changes and the suitability of the proposals.

2 Planning History

- 2.1 The application, which this Technical Note supports, follows a consented planning application at the site. The consented application (Planning Reference: 6/2018/2863/FULL) was for the:

“Erection of 6 residential units following demolition of existing dwelling, supporting structures and associated ancillary buildings”

- 2.2 The application was granted planning consent via committee on the 28th March 2019. Following the approval of the application, a number of applications in relation to the planning conditions have been submitted and approved.

- 2.3 In addition, a S73 application for a minor material amendment was submitted at the site in May 2021, this variation in conditions related too:

“Variation of condition 10 (Site Vehicular Areas) and 20 (Approved Drawings), on planning permission 6/2018/2863/FULL”

- 2.4 The S73 permission granted consent for changes to the window / door design, the elevation design and a number of minor changes to the internal layout of the site. The S73 was granted planning consent on the 6th August 2021. The approved site layout Drawing Reference PD100/B by HFP Architectures is reproduced at **Appendix A**.

3 Proposed Amendments

- 3.1 The proposed amendments relate to amendments to the internal on-site turning head provided adjacent to Plot 6 as well as a new gate for this dwelling.

- 3.2 The proposed site layout, Drawing Reference Site Plan PD401, is reproduced at **Appendix B**.

- 3.3 Swept path analysis of a 10.5m refuse vehicle turning at the revised turning head is provided in TPA drawing **2206-026 SP06**, while swept path analysis of a fire appliance at the revised turning head outlined within TPA drawing **2206-026 SP07**.
- 3.4 As demonstrated within TPA drawings **2206-026 SP06** and **2206-026 SP07**, both a refuse collection vehicle and fire appliance are able to turn within the revised turning head.

4 Summary

- 4.1 As shown the revised turning head can accommodate movements by both refuse vehicle and fire appliances and therefore it is considered to be suitable, with it allowing these vehicles to enter and exit the site in a forward gear.
- 4.2 Given the work outlined above, it is considered that there are no highways or transport reasons for the refusal of the planning application.

Document Management

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Document Review

	Status	Author	Checker	Approver	Date
02	Draft	TW	DEF	DEF	19 07 22
-	Issue	TW	DEF	DEF	19 07 22
A	Revision ^a	TW	DEF	DEF	01 07 22

^a Team comments

Drawings

A3

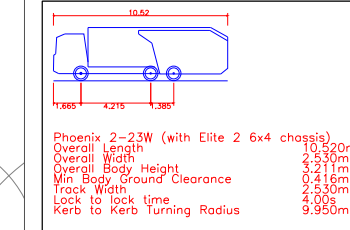
ORIGINAL PLOT SIZE

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NOTES:

1. Based on HFP Architects drawing 3356_PD301.
2. Swept Path Analysis of a 10.5m Phoenix 2-23W Refuse Collection Vehicle (Autotrack Vehicle Reference N/A).

Vehicle Track Profile:



Key

- Vehicle Pathway.
- Vehicle Overhang.

Rev	Date	Details	Drawn by	Checked by	Approved by

Bristol
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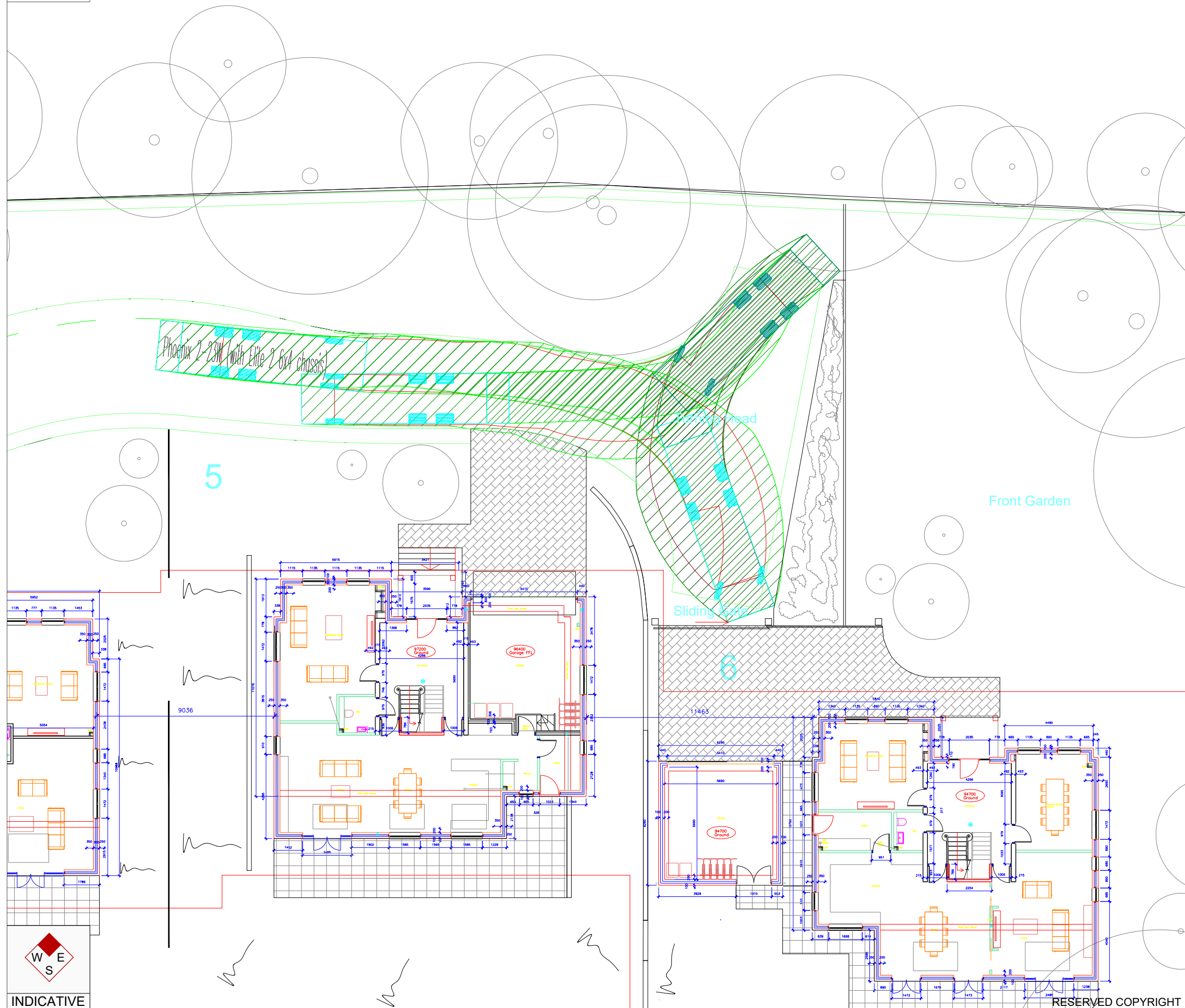
CLIENT:
Cavendo Homes (Cuffley) Ltd

PROJECT:
**36 The Ridgeway,
 Cuffley**

TITLE:
**Swept Path Analysis of a
 Refuse Vehicle - Turning
 Head**

STATUS:
FOR PLANNING

SCALE: 1:200	DATE: 15.07.22	DRAWN: DC	CHECKED: TW	APPROVED: DF
JOB NO: 2206-026	DRAWING NO: SP06		REVISION:	



A3

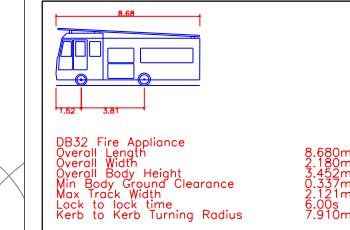
ORIGINAL PLOT SIZE

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NOTES:

- 1. Based on HFP Architects drawing 3356_PD301.
- 2. Swept Path Analysis of a DB32 Fire Appliance (Autotrack Vehicle Reference N/A).

Vehicle Track Profile:



Key

- Vehicle Pathway.
- Vehicle Overhang.

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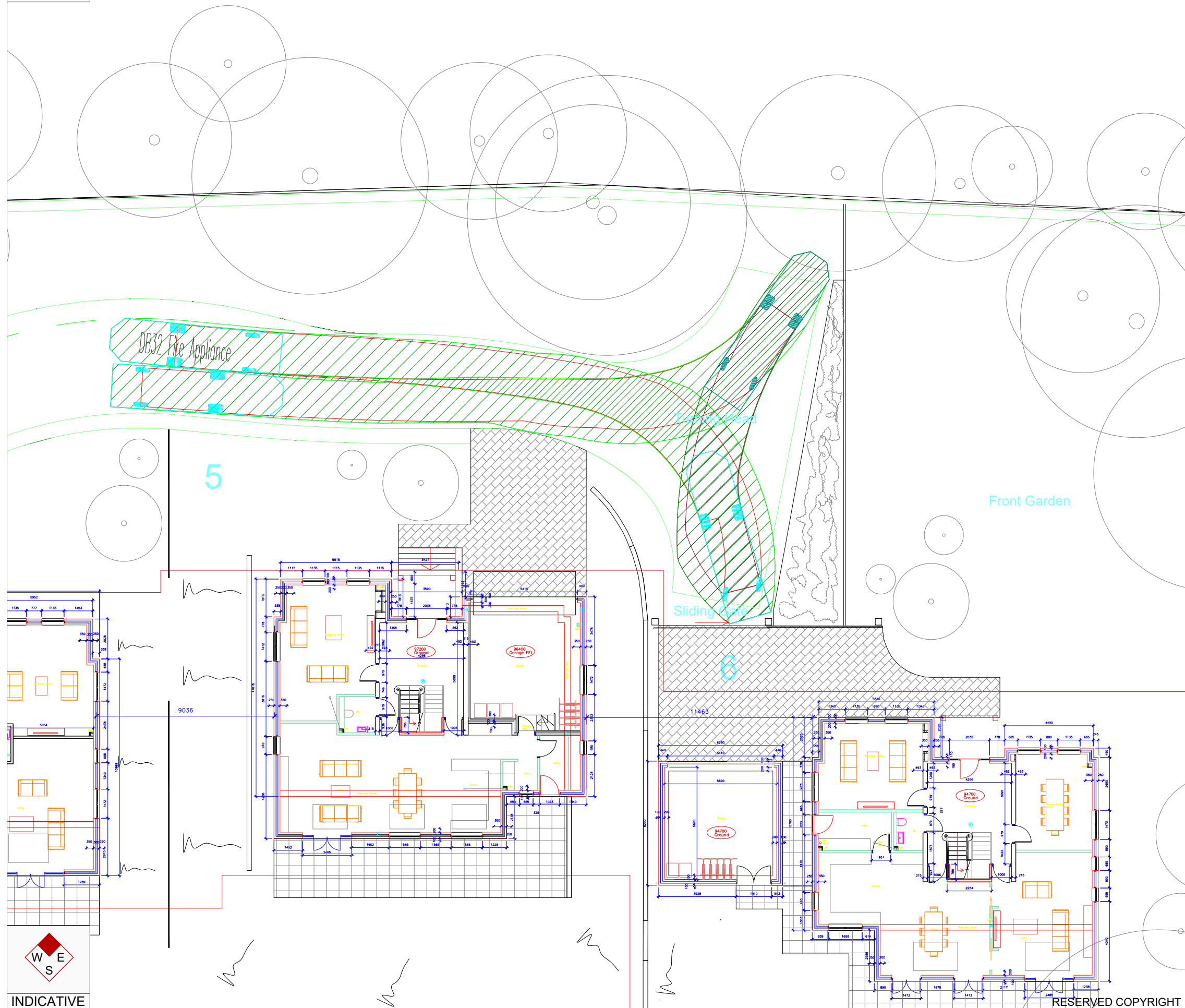
CLIENT: Cavendo Homes (Cuffley) Ltd

PROJECT: 36 The Ridgeway, Cuffley

TITLE: Swept Path Analysis of a Fire Appliance - Turning Head

STATUS: FOR PLANNING

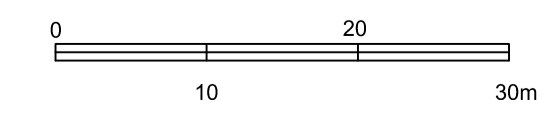
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JOB NO: 2206-026	DRAWING NO: SP07	REVISION:		



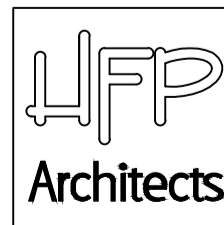
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Appendix A

1. Scale this drawing for Planning Purpose only
 2. Do not scale for working drawings all dimensions shall be checked on site prior to commencing the works and any errors or admissions reported to the Architect
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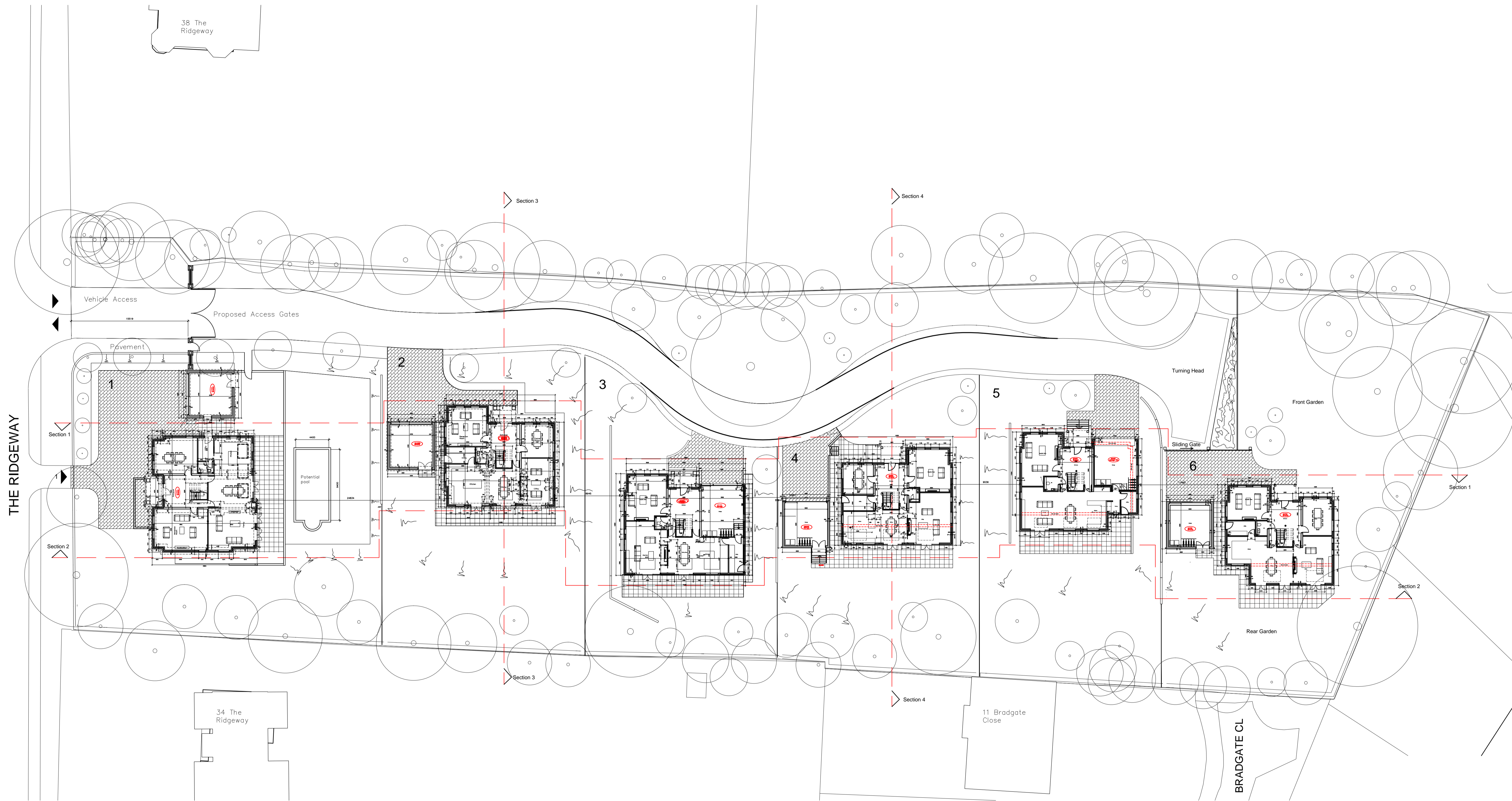


Rev -


	PLANNING Client CAVENDO HOMES	Date	Scale
		01.21	500
Chandos House Back Street Wendover Bucks HP22 6EB tel: 01296 625995 fax: 01296 622617 e-mail: info@hfparchitects.co.uk	Job Title CUFFLEY	Job no	
		3356	
Drawing Title BLOCK PLAN		Drawing No	Rev.
		PD113	

Appendix B

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SITE PLAN

 HFP Architects	Client	CAVENDO HOMES			
	Job Title	CUFFLEY			
Chandos House Back Street Wendover Bucks HP22 6EB tel: 01296 625995 fax: 01296 622617 e-mail: info@hfparchitects.co.uk	Date	June 22	Scale	1:250	
	Drawing Title	PROPOSED ACCESS GATES		Job no	3356
		SITE PLAN		Drawing No	PD401
				Rev.	