



WelHatCycling.org.uk

People riding bikes in Welwyn Hatfield

## 6/2020/3222/MAJ

### Objection: Access for people on cycles from development to Hatfield town centre

WelHatCycling represents 180 people on cycles and their families in Welwyn Hatfield.

WelHatCycling supports the plans for this development which will provide much needed additional housing in Hatfield. We are pleased to see that secure cycle parking is included in this development.

However, we have two concerns about the development:

- 1) The lack of a good direct cycle route from the development to Hatfield town centre.
- 2) The lack of a dipped kerb on Goldsmiths Way at the proposed exit from the apartments to enable use of the shared use pavement on this road.

We note that Local Traffic Note 1/20, which is the UK Government Guidance to planning authorities suggests that Section 106 agreements with developers can be used for this purpose and therefore ask that this is agreed for this development. LTN 1/20 section 14.3.9 (p. 156) states:

“Planning obligations or agreements (Section 106 agreements) can also be used. Planning obligations apply to the land rather than the developer, including future users, and are often used to secure funding to mitigate the negative impacts of the development. This might for example be **by providing improved crossings or cycle routes in the locality** or providing infrastructure elsewhere to compensate for a loss of green space.”

Our objection will be happily withdrawn if these two issues can be funded from the section 106 payments from this development.

### 1 Direct route to Hatfield town centre

The Transport Assessment for the development suggests that residents on cycles should use the cycle route via Lemsford Road to access Hatfield town centre. This is an indirect route and involves people on cycles using an on-road section of Lemsford Road which is a busy road used by buses.

A direct cycle route is possible via the Galleria site to the east of Comet Way. The current route uses the subway under Comet Way (which is not a nice place to walk or cycle), an on-road section under the cinema which is often blocked by vehicles using it as parking and then requires users to dismount at Prezzo to use a zebra crossing. Disabled cycle users should not be required to dismount.



## 1.1 Proposed cycle route across the Galleria north entrance

WelHatCycling asks that the following direct route to the town centre be funded by the developer of the Comet Way apartments:

- There is an existing toucan crossing at the end of Jetliner Way to the east side of Comet Way.
- There is a large bush which can then be removed (in part) to create direct access to the zebra crossing at the entrance to the Galleria car park. The obstruction is shown in the image below.



Figure 1 Toucan crossing of Comet Way looking east to bush blocking access to zebra crossing

- The zebra crossing should be upgraded to have a parallel crossing for people on cycles<sup>1</sup>. Ideally this would be on a raised table to ensure cars slow down at this location and give priority to people walking and cycling.



Figure 2 Galleria zebra

- The existing cycle route from near the entrance to the Galleria to St Albans Road West can then be used (photo below).

<sup>1</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/951074/cycle-infrastructure-design-ltn-1-20.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/951074/cycle-infrastructure-design-ltn-1-20.pdf) section 10.4.12





Figure 3 Galleria cycle path

- This is approximately 40 metres of new cycle path from the toucan to the existing cycle path including the zebra crossing.
- This new direct path avoiding the subway would also link the District Centre to the town centre and provide an easy cycle route for people on cycles from de Havilland Village to Hatfield town centre.

### 1.2 Subway under Comet Way – to be closed

- This is a horrible route under the main road which is graffiti covered and secluded.
- If our proposed cycle route were to be constructed, the subway could be closed. This would save Hertfordshire County Council maintenance costs keeping it open.



Figure 4 Subway under Comet Way

### 1.3 St Albans Road West

- From St Albans Road West there is access to the Alban Way, unobstructed by any barriers (unlike Wellfield Road or Lemsford Road north side) so it is open to all people on cycles, not just those on two wheels.



