

Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

District ref: 6/2017/2625/COND

HCC ref: WH/285/2017

HCC received: 17/11/2017

Area manager: James Dale

Case officer: Alan Story

Location

Plot 4100 Gypsy Moth Avenue

Hatfield Business Park

Hatfield

AL10 9UH

Application type

Variation of Conditions

Proposal

Submission of details pursuant to conditions: 5 (details of new roads, accesses, cycleways and footpaths), 6 (Surface water drainage scheme), 7 (site investigation), 9 (Reptile Survey), 12 (details of floor lighting and external lighting) and 13 (details of open storage) on planning permission 6/2015/2043/OUTLINE dated 05/07/16

Decision

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority recommends that permission be refused for the following reasons:

Details provided at outline (6/2015/2043/OUTLINE) shown on drawing DR-411-211 rev 01, were deemed acceptable to the Highway Authority subject to additional detail.

The applicant now submits drawing 3280/030 Rev G, The access arrangements are now revised to provide access / egress separated by central island and provided with short flares.

The Highway Authority identify that the central island is aligned with footway and cycleway, but provides for no route across the separating island. The access / egress arrangements therefore interfere with the free, safe and convenient movement of cyclists / pedestrians.

There shall be a need to extend the separation feature to ensure that adequate, safe provision is made for pedestrian / cycle facilities within this central area.

Proposals seek the relocation of the bus stop, however it is unclear the basis for such a change. The existing bus stop located within the immediate vicinity of the site is provided with shelter facilities and Kassel kerbing. Plans do not indicate the reprovision of shelter to the relocated stop. There is no evidence that the design of the relocated bus cage accords with the Highway Authorities guidance on Quality Bus infrastructure in Hertfordshire

<https://www.hertfordshire.gov.uk/media-library/documents/highways/transport-planning/local-transport-plan-live/quality-bus-infrastructure-in-hertfordshire.pdf>

Inconsistency is observed between plans submitted.

Proposed Site Plan (drwg 3280 /030 rev G) provides flare length on the exit to align with the central island crossing point to the east of the commencement of right hand turn facility for Trident Place, and has not been updated to include revisions to kerb line demonstrated on drawing ITB13336-GA-004. No swept path of vehicles likely to utilise this exit are provided.

A certificate of completion has now been issued in respect of Mosquito Way. Mosquito Way is now considered Public Highway, but remains maintainable at private expense, until such time as a Certificate of Maintenance is issued by the Highway Authority. Delivery of the necessary works for the access, to a suitable scheme, shall therefore be subject to delivery under a S278 agreement and shall be designed to the Highway Authorities standards.

Presently the Highway Authority do not consider that the plans submitted are sufficient and recommend that the application for approval of details in respect of access routes be refused.

The applicant has failed to make adequate provision for pedestrians / cyclists across the access and has failed to justify or demonstrate that proposals to relocate the bus cage are acceptable and in accordance with the Highway Authorities design guidance..

Plans available on the LPA website provide little/no information on surface water drainage strategy for the site, and therefore no evidence is available that surface water is intercepted and discharged without recourse to the highway drainage system.

Alan Story

Date 06/12/2017