

From: vetti.vettivelu@hertfordshire.gov.uk
To: [Planning](#)
Subject: Planning application 6/2016/0394/FULL - The Spinney
Date: 19 April 2016 09:38:52

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

District ref: 6/2016/0394/FULL

HCC ref: WH/65/2016

HCC received: 07/04/2016

Area manager: Manjinder Sehmi

Case officer: Vetti Vettivelu

Location

The Spinney
High Road
Essendon
AL9 6HT

Application type

Full application

Proposal

Erection of 2no dwellinghouses following demolition of existing buildings

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 does not wish to restrict the grant of permission.

Informative:

I recommend inclusion of the following advisory note to ensure that any works within the highway are to be carried out in accordance with the provisions of the highway Act 1980.

AN1 . Road Deposits: Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction of the development are in condition such as not to emit dust or deposit mud, slurry or other debris in the highway. This is to minimise the impact of construction vehicles and to improve the amenity area.

AN2. The applicant is advised that storage of materials associated with the development should take place within the site and not extend into within the public highway without authorisation from the highway authority, Hertfordshire County Council. If necessary further details can be obtained from the County Council highways via either the website <http://www.hertsdirect.org/services/transtreets/highways/> or telephone 0300 1234047 to arrange this

AN3. Where works are required within the public highway to facilitate access, the highway authority require the construction of such works to be undertaken to their specification and by a contractor who is authorised to work in the public highway. In relation to the crossover the applicant is advised to see the attached website.

Vehicle crossover guidance

<http://www.hertsdirect.org/docs/pdf/d/vxo.pdf>

and to apply for vehicle crossover

<http://www.hertsdirect.org/services/transtreets/highways/hhonlineservices/vxo/>

Planning Application:

The planning application is for demolition of existing dwelling and the proposal is to provide two plots of land to provide single detached dwelling on each plot and two car parking space for each dwelling.

Site and surrounding:

The site is located on B158, High Road Essendon. The site is approximately 7km east of Hatfield.

Accessibility

The site is currently served by one bus service number 341. One service in AM Peak and another service in PM Peak. In-between service is every two hours. Saturday service is every two hours and Sundays no service at all. The site is not located in a sustainable location.

There is no continuous foot path or cycleway. However, the existing use of the site is a residential development.

A recent traffic survey shows that the average 5 day daily two-way flow is in the order of 5216 (both direction) which is an indication of a busy road. The maximum speed limit is 60 mph, but the measured average speed is 36.2 mph and the 85th percentile speed is 41.4 mph. This is a reflection of the geometry of the road with number of bends and over grown hedges.

Access.

The access proposal is to retain the existing crossover to allow access to the dwelling in plot one to the north of the site and the additional access to provided for plot 2 to southern dwelling. The new access is to be located some 90m south of the existing access. The proposed visibility splays meets the standard to the measured 85th percentile speed.

Parking Each dwelling is to be provided with two car parking spaces. On-site parking is a matter for the Local Planning Authority. Conclusion The proposed development is unlikely to have a material impact on the local and wider road network. Highway Authority does not wish to restrict the grant of consent subject to the above conditions and advisory note,

Vetti Vettivelu

Date 19/04/2016

****Disclaimer****

The information in this message should be regarded as confidential and is intended for the addressee only unless explicitly stated. If you have received this message in error it must be deleted and the sender notified. The views expressed in this message are personal and not necessarily those of Hertfordshire County Council unless explicitly stated. Please be aware that emails sent to or received from Hertfordshire County Council may be intercepted and read by the council. Interception will only occur to ensure compliance with council policies or procedures or regulatory obligations, to prevent or deter crime, or for the purposes of essential maintenance or support of the email system.

