

From: paul.marshall@hertfordshire.gov.uk
To: [Planning](#)
Subject: Planning application 6/2019/0022/HOUSE - 79 The Ridgeway
Date: 29 January 2019 10:55:58

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

District ref: 6/2019/0022/HOUSE

HCC ref: WH/22/2019

HCC received: 23/01/2019

Area manager: Manjinder Sehmi

Case officer: Paul Marshall

Location

79 The Ridgeway

Cuffley

Potters Bar

EN6 4BD

Application type

Full application

Proposal

Formation of a crossover and erection of entrance gates

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 subject to the following conditions:

The proposal is for the Formation of a crossover and erection of entrance gates HCC as highway authority has no reasons to restrict or object to the grant of approval subject to recommended conditions and informatives that the applicant is required to carry out in accordance with the provisions of the Highway Act 1980. Conditions Con1) Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) a visibility splay shall be provided in full accordance with the details indicated on the approved plan number (13228-P003-1st). The splay shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway. Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). Con2) Prior to the first occupation /use* of the development hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 6m (may be reduced to 5.5) metres from the edge of the highway. Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened and/or closed in accordance Con3) The gradient of the vehicular access shall not exceed 1:10 for the first 5 meters metres into the site as measured from the near channel edge of the adjacent carriageway. Reason: To ensure construction of a satisfactory access and in the interests of highway safety and amenity in Advisory Notes AN1) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible.

Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> AN2) Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047. AN3) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <http://www.hertsdirect.org/services/transtreets/highways/> or by telephoning 0300 1234047. AN4) Construction standards for new vehicle access: Where works are required within the public highway to facilitate the new vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website. <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047. Comment / Analysis

The Ridgeway 'B157' is a classified road and provides secondary distributor function in the road hierarchy. It is subject to a speed limit of 40mph and maintainable at public expense. There have been no recorded accidents in the vicinity of the site in a rolling 5 year period. Historically we do not normally approve a second dropped kerb unless it is a betterment in terms of safety, as in this case which allows for a carriageway style drive and enables vehicles to enter and exit the driveway in forward gear and in one continuous movement. It should be noted that the depth of the parking area/hard standing must be a minimum of 4.8 metres, this is to ensure that there is sufficient space to prevent a vehicle from overhanging the footpath; plan no13228-P003-1st adequately demonstrates this. Furthermore plan no13228-P003-1st shows the width of the proposed access to be 3m. The width of the parking area must be either 2.75m for a single crossover or 5m for a double.

This is in line with the HCC Local Transport Plan 4 (LTP4) policy 5, "Ensure access arrangements are safe, suitable for all people, built to an adequate standard and adhere to the county council's Highway Design Standards". This level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity therefore; the highway authority would not wish to restrict the grant of planning permission.

Paul Marshall

Date 29/01/2019

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