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planning and conservation advice

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**Proposed new dwelling on land between 48 and 50 The Ridgeway, Cuffley,
Hertfordshire EN6 4BA**

Welwyn Hatfield Borough Council reference 6/2022/1943/FULL

Hertfordshire CC consultation response reference WH/13629/2022

**Response to comment letter of 6 September 2022 by Hertfordshire CC
Development Management Group concerning highway matters.**

The consultation response letter raised two objections by the highway authority, both of which are addressed with the submission of a detailed plan attached to this statement.

The first issue raised was clarity over the design of the vehicle access and how it will cross the ditch. In designing the scheme the architect had considered that the existing access would have to be widened to 3.1metres to allow Fire Brigade access, that has now been revisited and it is evident that no widening of the access will actually be required for that purpose. The drawing now submitted shows the existing access drive, which passes over a concrete culvert, retained at 2.5metres as it is currently. That access has been proved adequate for HGV access to the site for management purposes.

The second issue was a request that 2.4m by 66m stopping sight distance visibility splays be demonstrated and these have been checked and are shown on the attached plan. The frontage hedge of the site is about 5m from the carriageway edge and there will be no difficulty maintaining vision across the site frontage; beyond the site boundary any overhanging vegetation cannot be controlled by the applicant but can be controlled by the highway authority requiring that it is cut back.

I trust this satisfactorily addresses the two points of concern to the highway authority and would ask for the attached drawing to be added to the application plans already submitted.

R T Britnell FRICS
20 Oct 2022

My Ref: bbp/22/0231

Circulation: by e-mail
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