

Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHO242
County Hall
Pegs Lane
Hertford
SG13 8DE

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

Director of Planning

Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AW

District ref: 6/2020/1325/FULL
HCC ref: WH/2359/2020
HCC received: 24 June 2020
Area manager: Alan Story
Case officer: Paul Marshall

Location

LAND ADJACENT TO 48 THE RIDGEWAY CUFFLEY POTTERS BAR EN6 4BA

Application type

Full Application

Proposal

Erection of detached dwelling and new vehicular access

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:

CONDITIONS

CO1) Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan drawing number (1395-P002-A). Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway. Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

CON2) The gradient of the vehicular access shall not exceed 1:10 for the first 5 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 accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

CON3) Prior to the occupation of the development hereby permitted, each residential dwelling shall incorporate an Electric Vehicle ready domestic charging point.

Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

INFORMATIVES:

AN1) 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.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

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) Construction standards for new/amended vehicle access: Where works are required within the public highway to facilitate the new or amended 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.

AN4) 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> or by telephoning 0300 1234047.

COMMENTS

The Highway Authority has commented on a previous similar application. These proposals are for the erection of a dwelling. The Ridgeway is classified and provides a secondary distributor function in the road hierarchy. The vehicle speeds past this site are limited to 40mph. There have been no recorded accidents in a rolling 5-year period.

PLANNING HISTORY

The application site has previous planning history with application 6/2020/0576/FULL

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers 1395-P002-A, 1395-P003-A and 1395-S001-A

PARKING

Drawing(1395-P002-A) demonstrates there is space for vehicles to park and enter and exit the site in a forward gear. The double garage is in accordance with Manual for Streets 8.2.3. Hertfordshire County Council Local Transport Plan 4 section 5 states 'all new development provide facilities for charging plug-in and other Ultra Low Emission vehicles. Section 20 (b) states, 'Addressing any barriers to and supporting the uptake of ULEVs in the county. In respect of these proposals I see no reason why an EVC should not be provided. Please see condition 3 above.

ACCESS

Drawing (1395-P002-A) demonstrates a new access onto the Ridgeway. This would need to be in accordance with HCC's 'Residential Dropped Kerbs: Terms and Conditions' and the applicant will need to apply for permission and enter into a vehicle crossover agreement with HCC as the Highway Authority. The maximum width allowable is 5.4m for a double crossover.

GRADIENT

See condition 1

VISIBILITY

The location and vehicular to vehicular visibility from the proposed access is considered to be acceptable and in accordance with section 4.1.1.1 'Manual for Streets (MfS)' and 'Roads in Hertfordshire: A Design Guide'

EMERGENCY ACCESS

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance to MfS 6.7.2)

REFUSE / RECYCLING

The proposals for recycling are in line with Manual for Streets MfS 6.8.9 residents should not be required to carry waste more than 30m

CONCLUSION

Subject to the conditions and informatives, 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.

Signed

Paul Marshall

7 July 2020