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**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: 6/2021/0314/FULL  
HCC ref: WH/5717/2021  
HCC received: 6 May 2021  
Area manager: Matthew Armstrong  
Case officer: Paul Marshall

**Location**

22 CHURCH LANE NORTHAW POTTERS BAR EN6 4NX

**Application type**

Full Application

**Proposal**

AMENDED PROPOPSAL  
Erection of a 5 bedroom detached house

**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:

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation.

The plans do not provide the level of detail needed. Please see below for a guide to required information.

- a. Detailed Vehicle Crossover drawing to scale.
- b. Visibility splays

Please find also Hertfordshire County Council's Dropped Kerbs (Residential Crossovers) Guidance. <https://www.hertfordshire.gov.uk/droppedkerbs/>. For information if your property already has a dropped kerb, we will only extend or widen it to a maximum of 5.4m. This is the widest dropped kerb that we will allow and equates to a maximum of 4 dropped/flat kerbs and a maximum of 2 ramped kerbs. We will not install any more than 4 flat kerbs. Please do not apply for a dropped kerb wider than this as it will be refused.

COMMENTS

The Highway Authority has commented previously on a number of occasions. These proposals are for the erection of a 5-Bedroom house. Church Lane is maintainable by the highway authority and is unclassified and provides a local access function in the road hierarchy. The vehicle speeds past this site are limited to 30mph. There has been one recorded accident near the site in a rolling 5-year period.

#### DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers 2019/1327/4

#### COMMENTS

The submitted tracking drawing has met the requirement of 4.571m vehicle length. However, Church Lane is narrow with vegetation intruding. The accuracy of ordinance survey maps has a degree of accuracy of up to 2m. Considering the narrowness of Church Lane, I would want to see a more accurate drawing.

I must again point out the access as shown on drawing 2019/1327/4 at 6.729m is a sub-standard access which we would not build. The maximum width of a domestic vehicle access / vehicle cross over is 5.4m as discussed above.

As was previously asked for a detailed vehicle crossover drawing showing a visibility splay has not been provided.

The visibility splay must be measured from the back edge of the carriageway (centre of proposed crossover) a minimum of 2m (x distance). Manual for Streets 7.7.6 states: (reasonably built up areas) X distance should be 2.4m in most built up areas can be reduced to 2m in some very lightly trafficked and slow-speed situations.

The applicant should review Manual for Streets Chapter 7.6.3 and chapter 7 to better understand this requirement.

In view of the above the highway authority recommends that the planning application is to be refused on inadequate information to support the proposal.

**Signed**

Paul Marshall

12 May 2021