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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: 6/2022/1943/FULL
HCC ref: WH/13629/2022
HCC received: 1 September 2022
Area manager: Matthew Armstrong
Case officer: Steven Knight

Location

LAND BETWEEN 48 & 50 THE RIDGEWAY CUFFLEY EN6 4BA

Application type

Full Application

Proposal

Erection of a new dwelling with associated landscaping works

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that 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. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for highway safety and convenience.

Specifically related to the following issues:

- a) Clarity over the design of the vehicle access and how it will cross the ditch
- b) Evidence that adequate visibility splays can be achieved

COMMENTS:

The application seeks approval for the erection of a new dwelling with associated landscaping works.

The Ridgeway is a classified secondary distributor road (the B157) with vehicle speeds restricted to 40mph. There is no recorded accident history along this stretch of The Ridgeway from the past five years.

Access

The Planning Statement states that access will be via an existing dropped kerb which appears to consist of four flat kerbs. However, until now, this access has presumably only been used for

occasional access to the wooded area for maintenance purposes and its suitability for use as a residential access need to be evidenced. Firstly, the Site Plan needs to demonstrate that adequate visibility splays if 2.4m x 66m can be achieved. Whilst the existing hedgerow is to be removed, it needs to be ensured that any proposed landscaping or boundary treatments will not obstruct visibility. Secondly, the design of the vehicle crossing needs to be clarified. It is currently a dropped kerb but is shown on the plan as a bell-mouth. Thirdly, there is no information about whether the ditch is currently culverted at this point and what works will need to be undertaken to ensure the ditch remains free from obstruction.

The proposed driveway provides adequate turning space for cars ensuring that drivers can enter and leave the site in a forward gear as required on a classified road.

Pedestrian access to the site will be poor as there is no footway along the northern side of the road. It is accepted, however, that this is the same for all of the existing houses on that side of the road.

Parking provision

There is a proposed double garage providing two parking spaces for cars with the driveway also able to accommodate another parking space without blocking the turning area. There is also a cycle store located behind the garage. This provision is in line with the LPA's parking standards.

Servicing

Neither refuse freighters nor fire tender will need to access the site as the proposed dwelling is only approximately 15m from the highway boundary.

The application does not appear to mention any proposed gates across the access. This will allow smaller or medium sized service vehicles to enter the site rather than parking on the highway.

Sustainability

There is a bus stop approximately 320m from the site. Cuffley train station as well as the shops and amenities of Cuffley are within walking distance, approximately 1.5km away.

Conclusion

The highway authority does not object to the principle of this development, but recommends refusal in the absence of adequate information regarding the proposed access.

Signed

Steven Knight

6 September 2022