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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: 6/2023/2115/FULL  
HCC ref: WH/18673/2023  
HCC received: 24 October 2023  
Area manager: Manjinder Sehmi  
Case officer: Gideon Gasinu

### **Location**

38 The Ridgeway Cuffley Potters Bar EN6 4AX

### **Application type**

Full Application

### **Proposal**

Erection of a detached dwelling with new vehicle entrance and crossover and basement

### **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 does not wish to restrict the grant of permission subject to the following conditions:

#### **Condition 1: New Access**

Prior to the first occupation of the development hereby permitted the vehicular access shall be completed and thereafter retained as shown on drawing number 207-213 in accordance with details/specifications to be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Prior to use appropriate arrangements shall be made for surface water 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).

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

**AN1) Storage of materials:** The applicant is advised that the storage 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

**AN2) Obstruction of highway:** 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

**AN3) Debris and deposits on the highway:** It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. 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 and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

**AN4) New or amended vehicle crossover access (section 184):** Where works are required within the public highway to facilitate a 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 County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/drop-ped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

#### **COMMENTS/ANALYSIS:**

This application is for the erection of a detached dwelling with new vehicle entrance and crossover and basement.

The site fronts onto The Ridgeway (B157), a local distributor road subject to 40mph with footways on one side of the carriageway.

Collision data for the most recent 5 years shows that there has been one slight collision within 100m of the proposed site access on The Ridgeway.

The Highway Authority notes the submission of drawing 207-215, 207-204, 207-213 and 207-214 which shows the development layout including access and parking location.

The Highway Authority considers the development is broadly acceptable in a highway's context. However, the following should be noted.

**Site Access**

The applicant has indicated on Drawing 207-215, the proposed access arrangement which is considered suitable. 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.

**Parking**

2 EV charging spaces are proposed which is considered acceptable and 2 additional visitor parking spaces. The parking provision and layout is the responsibility of the LPA to determine the level and suitability of the car parking proposals, however, it is essential that it is operated in efficient and safe manner to minimise the impact on the local highway network which is the responsibility of HCC.

**Visibility**

Visibility splays from the left and right of the new access has been demonstrated as achievable as shown on 207-213. These splays shall be permanently maintained in each direction, within which there shall be no obstruction to visibility between 600mm and 2.0 metres above the carriageway level.

**Emergency Access**

The site is within 45 meters from the public highway (As required in accordance to MfS 6.7.2) which is suitable.

**Refuse / Recycling**

The proposals for recycling will follow the existing arrangement which is considered suitable.

**Conclusion**

Considering the above, the Highway Authority does not wish to raise objection to the proposal subject to the recommended conditions and informatives.

**Signed**

Gideon Gasinu

8 November 2023