

Application Reference: 6/2023/2036/HOUSE

Proposed development at: Wing 2 Warren Wood Kentish Lane Hatfield AL9 6JQ

With regard to highway impacts, section 4.29 of the application states:

‘An existing vehicular access to the site will be used in association with the proposed development, continuing to allow vehicles to enter and exit the site. The access onto Kentish Lane provides a satisfactory level of visibility in both directions, which allows for vehicles to safely access and egress the site.’

From this description it would appear that the applicants are referring to their own private drive. However, they also have a right of way over Warrenwood Mews and we are concerned that this access might be used for deliveries to the site and general site traffic.

Warrenwood Mews is a narrow, single track private drive, approximately half a mile long, serving four dwellings. It is only partly made up and runs along the side of the gardens of two of the dwellings. It is bounded by grass verges and hedges and at its end opens out into a small irregular ‘square’ which contains four garages and associated parking spaces at the North end. There is a Grade 2 listed wall on the Eastern side, through which metal gates provide access to a small courtyard containing the main entrances to three of the dwellings. Access to Warrenwood Mews for the applicant and two other properties is through solid double wooden gates at the South end of the square and in the centre is an ornamental roundabout containing a Magnolia tree surrounded by Box hedging. Laurel and Box hedging and ornamental shrubs surround the remaining sides.

Although the drive is used by large lorries for refuse collection and oil deliveries etc. it is not suitable for heavy vehicles and requires regular and costly maintenance to the surface of the drive. Large vehicles often find it difficult to manoeuvre in the confined space of the square, particularly when the parking spaces are occupied and as a consequence the shrubbery is often damaged. Large vehicles also cause damage to the grass verges and hedges in other areas of the drive.

The proposed development is clearly going to require the delivery and removal of a significant amount of heavy building materials, scaffolding etc over a prolonged period which in turn would require the movement of a significant number of heavy vehicles and other site traffic.

We therefore object to the use of Warrenwood Mews for the delivery and removal of any materials, for the movement of any site traffic or for any other use associated with the proposed development for the following reasons:

1. The damage that would be caused to the drive and the associated cost to the residents of Warrenwood Mews,
2. The inconvenience and nuisance caused to the residents of Warrenwood Mews by the volume and size of traffic on such a narrow drive,

3. The potential disruption to deliveries to the residents of Warrenwood Mews of for example fuel, garden materials, etc.,
4. The detrimental impact that the traffic would have on our enjoyment of our property because of noise and pollution due to the close proximity of the drive to our property, in particular, the garden and entertaining areas and
5. The fact that access from Warrenwood Mews onto Kentish Lane is dangerous as it suffers from a severe lack of visibility in either direction because it is sited on the inside of a nearly 90-degree bend where traffic often travels at high speed.

However, if the use of Warrenwood Mews as described above is prohibited, we would have no objections to the proposed development.