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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: 6/2022/2409/OUTLINE
HCC ref: WH/14451/2022
HCC received: 28 October 2022
Area manager: Manjinder Sehmi
Case officer: Melvin Andrews

Location

Brookmans Park Golf Club, Golf Club Road, Hatfield AL9 7AT

Application type

Outline

Proposal

Outline permission for the erection of 9 dwellings, with all matters reserved except for access.

Recommendation

Further information is required prior to the Highway Authority providing a final recommendation on the proposed development.

Comments

Introduction

A TA (including associated drawings) has been submitted by Milestone Transport Planning on behalf of the applicant on which the comments detailed within this letter relate to.

The site comprises a parcel of land to the southeastern corner of Brookmans Park Golf Club, situated 1.2km west of Brookmans Park village centre along Golf Club Road.

Development Proposal

The development proposals for the site involve the erection of nine residential dwellings.

Proposed Access

A new priority junction will form the main new access to the site from Golf Club Road. Drawing 22136/001 shows visibility splays of 2.4m x 43m in accordance with Manual for Streets, based on the posted speed limit for the road of 30mph.

The applicant also shows a separate vehicular access for dwellings 4,7,8 and 9. Highways would prefer to see an option where there is one access for the site rather than multiple accesses. The

proposed new priority junction should serve all new dwellings off Golf Club Road for reasons concerning highway safety.

The applicant proposes a shared surface to the proposed main access as well as several speed calming measures including:

- Proposed humps, north and south of the site (60m apart) to target a maximum speed of 20mph
- Gateway signage indicating a 20mph zone, shared road surface and humps. signage on approach to the site along Golf Club Road to the north and south of the site
- A proposed raised table at the site access
- Priority road narrowing feature with speed hump providing priority provided for vehicles heading north
- 2m footpath along site frontage (extents not shown)

Highways welcome the above proposed highway improvements associated with the proposals. These measures are proposed in response to the recorded speeds as part of traffic surveys that were undertaken and the recorded level of pedestrian movements. It is understood that a large proportion of the movements are attributed to the local existing school to the north east of the site. Based on the above mitigation measures highways requests the following:

- The speed humps are extended further north along Gold Club Road with a potential 2 additional humps (60m apart)
- The extent of the proposed footpaths should be shown in more detail on the above drawing for highway review

Car Parking

The number of parking spaces and proposed arrangement have not been provided at this outline stage; however, the applicant has stated that parking will be provided in accordance with Welwyn Hatfield District Plan parking standards. The above details will be presented at the reserved matters application and will be assessed accordingly at the time of submission.

Cycle Parking

The applicant will also provide cycle parking at a level of 1 long term space per dwelling. The Council's minimum cycle parking standard is set a 1 cycle space per dwelling, and this must be accommodated in a secure, enclosed and accessible facility. The above details will be presented at the reserved matters application and will be assessed accordingly at the time of submission.

Trip Generation

It is not considered that the site would generate the level of trips which would raise a cause of concern or impact the capacity of the local highway network.

Refuse and Servicing

It is noted that a detailed refuse and service strategy will need to be presented as part of a reserved matters submission however at this stage the applicant will need to present details related the Council's sized refuse vehicle accessing and egressing the proposed new site access in forward gear. The refuse vehicle will also need to pass an oncoming or passing large vehicle along Golf Club Road. Additionally, the internal site layout should show indicative bin stores showing that each dwelling will be within suitable refuse collection and carrying distances in accordance with Manual for Streets. The applicant will need to demonstrate this at this stage of the application.

Construction

Should this application gain approval, a Construction Traffic Management Plan must be secured by condition to ensure the applicant will appropriately mitigate the impact of the construction works.

Conclusion

To conclude, the proposals in principle are considered acceptable however the applicant will need to address the comments detailed above prior to highways providing approval.