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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: 6/2023/1221/OUTLINE  
HCC ref: WH/18059/2023  
HCC received: 16 October 2023  
Area manager: Manjinder Sehmi  
Case officer: Senober Khan

### **Location**

Brookmans Park Golf Club Golf Club Road Brookmans Park Hertfordshire AL9 7AT

### **Application type**

Outline

### **Proposal**

AMENDED PROPOSAL

Outline permission for the erection of 14 dwellings, with all matters reserved except for access

### **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:

### **Conditions:**

No development shall commence until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction of the vehicle access and associated highway works concerning the traffic calming measures along Golf Club Road, the tactile paving, pedestrian visibility splays, etc. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and completed before commencement of work of the development. Reason: To ensure the provision of a vehicle access which is safe, suitable, and sustainable for all highway users.

Prior to the first occupation/use of the development hereby permitted the vehicular access shall be installed in accordance with the approved detailed technical plans and thereafter retained and maintained at all times at the position shown. Arrangement shall be made for surface water drainage 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).

The gradient of the vehicular access shall be level with the public highway (or not exceed 1:20) including internal footways.

Reason: To ensure construction of a satisfactory access and in the interests of highway safety and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

**Highways comments:**

In response to the HA's comments dated 22 September 2023, and a subsequent teams meeting on the 3 October 2023, between the HA, the applicant and the consultants, a revised TS dated October 2023 has been submitted.

The proposed car 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 the HCC HA.

The HA has reviewed the revised Transport Statement and is satisfied that the approach, methodology, assessment, vehicle access layout and mitigation measures proposed, demonstrates and supports that the proposed development meets the required policy and design-led approach and consequently that the proposal is not likely to have any significant impact on parking demand, congestion or highway safety.

There is a minor requirement which involves the proposed kerb build out at the pedestrian school entrance, this should also incorporate a raised table to ensure that all users (wheelchair, buggies, etc) can cross at level safely and in comfort, which would also ensure traffic speed remain low at this point.

**Recommendation:**

Therefore, the HA has no objections subject to the listed conditions:

**Signed**

Senober Khan

26 October 2023