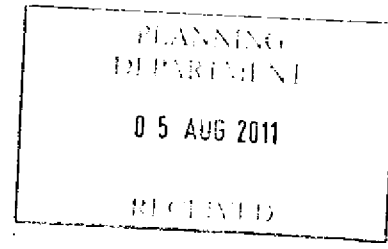


25 Ack

Sent: 04 August 2011 10:23
To: Planning
Subject: Planning application N6/2010/3120/DC3 - Splashlands Stanborough Road

Response to Planning application from Hertfordshire County Council (T and CP GDP Order 1995)

District ref: N6/2010/3120/DC3
HCC ref: WH/60/2011 (Amended)
HCC received: 18/07/2011
Area manager: James Dale
Case officer: Lindsey Lucas



Location
Splashlands Stanborough Road
Welwyn Garden City
AL8 6XE

Application type
Full application

Proposal

Redevelopment of site to provide a wet play area, adventure play areas, an educational play area, high ropes attraction, changing huts, education room, cafe and toilet facilities. Alterations to Stanb

Amendment

Dear Consultees, please note that we have received amended plans/documents in regards to this application. Should you wish to comment please do so within 14 days. Documents: Document: DESIGN PROPOSAL PART 5 OF 9.pdf Document: DESIGN PROPOSAL PART 6 OF 9.pdf Document: DESIGN PROPOSAL PART 7 OF 9.pdf Document: DESIGN PROPOSAL PART 8 OF 9.pdf Document: DESIGN PROPOSAL PART 9 OF 9.pdf Document: FLOOD RISK ASSESSMENT PART 1 OF 4.pdf Document: FLOOD RISK ASSESSMENT PART 2 OF 4.pdf Document: FLOOD RISK ASSESSMENT PART 3 OF 4.pdf Document: FLOOD RISK ASSESSMENT PART 4 OF 4.pdf Document: GEOTECHNICAL SITE INVESTIGATION.pdf Document: SITE LOCATION PLAN.pdf Document: TREE SURVEY PART 1 OF 3.pdf Document: TREE SURVEY PART 2 OF 3.pdf Document: TREE SURVEY PART 3 OF 3.pdf Document: APPLICATION FORM.pdf Document: DESIGN AND ACCESS STATEMENT AND PLANNING STATEMENT PART 1 OF 3.pdf Document: DESIGN AND ACCESS STATEMENT AND PLANNING STATEMENT PART 2 OF 3.pdf Document: DESIGN AND ACCESS STATEMENT AND PLANNING STATEMENT PART 3 OF 3.pdf Document: DESIGN PROPOSAL PART 1 OF 9.pdf Document: DESIGN PROPOSAL PART 2 OF 9.pdf Document: DESIGN PROPOSAL PART 3 OF 9.pdf Document: HIGHWAYS REPORT PART 4 OF 8.pdf Document: HIGHWAYS REPORT PART 5 OF 8.pdf Document: HIGHWAYS REPORT PART 6 OF 8.pdf Document: HIGHWAYS REPORT PART 7 OF 8.pdf Document: HIGHWAYS REPORT PART 8 OF 8.pdf Document: SUSTAINABILITY CHECKLIST.pdf Document: PHASE 1 HABITAT SURVEY.pdf Document Description: Document: GROUND CONDITIONS STUDY.pdf Document Description: Document: STRUCTURAL SURVEY (EXISTING BUILDING).pdf Document Description: Document: CCTV REPORT.pdf Document Description: Document: ENVIRONMENT AGENCY PRE PLANNING ADVICE.pdf Document Description: Document: FEASIBILITY STUDY.pdf Document Description: Document: COMMUNITY INVOLVEMENT STATEMENT PART 1 OF 3.pdf Document Description: Document: COMMUNITY INVOLVEMENT STATEMENT PART 2 OF 3.pdf Document Description: Document: COMMUNITY INVOLVEMENT STATEMENT PART 3 OF 3.pdf Document Description: Document: HIGHWAYS REPORT PART 1 OF 8.pdf Document Description: Document: HIGHWAYS REPORT PART 2 OF 8.pdf

Document Description: Document: HIGHWAYS REPORT PART 3 OF 8.pdf Document Description:
Document: GROUNDWATER MONITORING - INTERPRETATIVE REPORT - PART 2 OF 2.pdf
Document Description: Document: INITIAL BADGER SURVEY.pdf Document Description: Document:
REPTILE MITIGATION STRATEGY.pdf Document Description: Document: REPTILE SURVEY.pdf
Document Description: Document: WATER VOLE MITIGATION STRATEGY.pdf Document
Description: Document: WATER VOLE SURVEY.pdf Document Description: Document: BAT
MITIGATION STRATEGY.pdf Document Description: Document: BAT SURVEY.pdf Document
Description: Document: BIODIVERSITY ENHANCEMENT SCHEME.pdf Document Description:
Document: ECOLOGICAL PROTECTION PLAN - PART 1 OF 2.pdf Document Description: Document:
ECOLOGICAL PROTECTION PLAN - PART 2 OF 2.pdf Document Description: Document:
GROUNDWATER MONITORING - INTERPRETATIVE REPORT - PART 1 OF 2.pdf Document
Description: Document: GENERAL ARRANGEMENT PLAN - SHEET 2.pdf Document Description:
Document: GENERAL ARRANGEMENT PLAN - SHEET 3.pdf Document Description: Document:
GENERAL ARRANGEMENT PLAN - SHEET 4.pdf Document Description: Document: LANDSCAPE
SECTIONS SHEET 1.pdf Document Description: Document: SPECIALIST SUPPLIER DETAILS SHEET
1.pdf Document Description: Document: SPECIALIST SUPPLIER DETAILS SHEET 2.pdf Document
Description: Document: HIGH ROPES FACILITIES HUT.pdf Document Description: Document:
ARBOUR.pdf Document Description: Document: DRAWING SET OUT PLAN.pdf Document
Description: Document: MASTERPLAN.pdf Document Description: Document: PLANNING CONTEXT
PLAN.pdf Document Description: Document: SPLASHLANDS OLD BOUNDARY LINE.pdf Document
Description: Document: CURRENT SCHEME SITE BOUNDARY.pdf Document Description: Document:
SETOUT AND LEVELS.pdf Document Description: Document: SETOUT AND LEVELS SHEET 2.pdf
Document Description: Document: SETOUT AND LEVELS SHEET 3.pdf Document Description:
Document: SETOUT AND LEVELS SHEET 4.pdf Document Description: Document: TREE PLAN
SHEET 1.pdf Document Description: Document: TREE PLAN SHEET 2.pdf Document Description:
Document: VEHICULAR SWEEP PATH ANALYSIS LAYOUT 1.pdf Document Description: Document:
VEHICULAR SWEEP PATH ANALYSIS LAYOUT 2.pdf Document Description: Document:
INTERNAL VEHICULAR SWEEP PATH ANALYSIS LAYOUT 1.pdf Document Description:
Document: INTERNAL VEHICULAR SWEEP PATH ANALYSIS LAYOUT 2.pdf Document
Description: Document: TOPOGRAPHICAL SURVEY.pdf Document Description: Document: RIGHT
TURN POCKET (OPTION 2B).pdf Document Description: Document: STANBOROUGH RD GENERAL
LAYOUT.pdf Document Description: Document: TOPOGRAPHICAL SURVEY DRWG NO. PC-1009-
002-1.pdf Document Description: Document: TOPOGRAPHICAL SURVEY DRWG NO. PC-1009002-
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SHEET 2.pdf Document: TOPOGRAPHICAL SURVEY SHEET 3.pdf Document: TOPOGRAPHICAL
SURVEY SHEET 4.pdf Document: TOPOGRAPHICAL SURVEY SHEET 5.pdf Document: PAVILLION
PLANS.pdf Document: PAVILLION - ELEVATIONS AND SECTIONS.pdf Document: GENERAL
ARRANGEMENT PLAN - SHEET 1.pdf

Decision

Notice is given under article 10 of the Town and Country Planning (General Development Procedure) Order 1995 that the Hertfordshire County Council as Highway Authority recommends that permission be refused for the following reasons:

The applicant has provided insufficient information to enable Hertfordshire County Council as highway authority to fully assess the impact of the proposal on highway safety and capacity

Comments The application is for the redevelopment of the old lido site in Stanborough Park to provide a wet play area, adventure play areas, an educational play area, high ropes attraction, changing huts, education room, cafe and toilet facilities. Associated with the proposals are alterations to the junction between the site access road and Stanborough Road.

The applicant has provided additional information in order to try and address the earlier concerns of the highway. In highway terms the key additional information appears to be a letter from Cracknell dated 15 May 2011. My comments below relate to this letter.

Trip generation: The PICADY analysis uses a figure of 322 pcus as arrivals/departures during the August weekend peak hour of 1400-1500. ie 166 arriving and 166 leaving, This appears to be based on the expected arrivals of 225 vehicle in the peak plus existing 245 arrivals to the car park. This would give a total of 470 arrivals in the peak hour, however this was reduced to 322 as that is the capacity of the car park. It is possible that in the peak time there will be more cars than the car park has capacity for entering the car park, as cars move around the car park looking for spaces and waiting while people exit.

Even accepting that the max number of arrivals is 322, the PICADY analysis has been based on half this figure and therefore does not present a robust analysis of the junction. Therefore it is not possible to assess whether the proposed right turn pocket is of sufficient size.

The letter of the 15 May states in paragraph 1.2.5 that 'car park full' boards will be placed on display by staff. This has not been discussed with the Highway Authority and raises concerns over the proposed location of such boards and whether they could lead to drivers trying to change lane at the last minute leading to an increased risk of collision.

Stanborough Road, the A6129 is a classified road designated as a main distributor. At the site access it is a 40mph two-way, single lane carriageway. The site access is currently a left in-left out junction with a central island to reinforce these traffic restrictions.

I consider that the letter of the 15th May does not address the concerns of the highway authority regarding the following;

1. The size of the right turning pocket may not accommodate all right turning vehicles. This will only be determined once the revised PICADY analysis has been carried out.
2. The design of the junction could encourage motorists to turn right out of the access road onto Stanborough Road leading to increased occurrences of collisions and this issue has not been addressed by the applicants.
3. The widening of the carriageway to allow a right turn lane will impact on the access into the southern part of Stanborough Park and could make this access road unduly steep.

These issues should be addressed prior to any permission being granted.

The Letter of the 15th states that the Green Travel Plan will be prepared in due course. The Green Travel Plan is considered an important part of the Transport Assessment process and I would expect at minimum an interim Travel Plan to be included with the application.

The above issues should be addressed by the applicant to ensure that the proposal will not impact on highway safety and free flow of traffic on Stanborough Road.

Lindsey Lucas

Date 04/08/2011

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