

William Myers

From: Alan Story <Alan.Story@hertfordshire.gov.uk>
Sent: 10 June 2019 14:05
To: William Myers
Subject: RE: Northaw Place, Coopers Lane - 6/2019/0918/HOUSE

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Hi Will

Fortunately I am familiar with the area, having reviewed Well House (district ref: 6/2019/0276/HOUSE) and Northaw House (district reference : 6/2019/0217/MAJ) and means I can provide you with comments at short notice.

Having reviewed this – I present a concern that the detail shown in drawing 747/SP3 is not sufficient. The use of 1:200 scale in providing visibility splays means that the necessary visibility over the full 120m is not shown. Specifically, I have a concern that visibility to the NE fails to have regard to the affect of planting, particularly the large tree shortly to the north on the opposing side. Particular concern is voiced that whilst MfS suggests that some interference within a visibility splay is not necessarily unacceptable, the effect of the forward radius of Coopers Lane means that vehicle approaching the site from the north may be obscured over much of the distance necessary for vehicles to see each other and take appropriate action.

I would recognise that, in dealing with the local application (Northaw House) it has been demonstrated that 85th %ile vehicle speeds locally are 35mph. DMRB TD42/95 does not provide an arithmetical formula for calculating stopping site distance, but for 37mph a visibility splay of 90m may be acceptable. Pre-app advice (provided 2015) described the need for 120m, but I am satisfied that recent planning history locally has undertaken speed surveys of use in this instance, supporting the less onerous 90m.

The applicant should provide plans that indicate that visibility from the access to approaching vehicles is not prevented as a result of trees within the street scene, or demonstrate the extent to which the tree shall obscure vehicles as they approach the access, currently I am concerned that visibility in this direction is significantly constrained over a notable distance. The applicant should note that the County Council does not support the removal of street trees unless they are dead, dying, diseased or damaged. I have no evidence that any of these criteria are met in terms of the tree in question.

I would highlight at the time of providing pre-app advice the Highway Authority specifically directed that “Submission plans should demonstrate that the visibility splays are provided correctly which is not clear on a 1:200 drawing, a more appropriate scale should be selected. To provide visibility splays beneath 120m should require the applicant to support the application with speed survey data”. It is recognised that the applicant submits drawing 747/LP1 in an effort to satisfy this, however this simply confirms that the details shown on 747/SP3 are drawn incorrectly. The applicant has shown visibility splays to the left (north) measured along Well Road. The important visibility splay is to the NE, across the bend of Coopers Lane (and not into the local access road of Well Road). It shall be along this route (B156) that the higher vehicle speeds shall occur, not vehicles approaching along Well Road who would be slowing in heed of the giveway at its' junction with Coopers Lane

Whilst the planning statement emphasises that the site was previously accessible by way of a vehicle crossover in this general location, such a position statement is reliant on significantly historical evidence, citing 1898 ordnance survey and 1867 plans forming part of a Historic Building Appraisal. At such time the nature including speeds and volumes of traffic would be significantly different to the present day. The highway authority do not consider there is any precedent in this matter. It has confirmed that no objection to the creation of an access would be noted as long as the access is demonstrated as safe in design. This has not been evidenced.

No objection, in principle is offered to the resiting of the advance signage indicating the right hand bend, noting that space exists elsewhere within the highway limit. The width of the access and internal driveway is insufficient to enable vehicles to pass each other clear within the site, with no opportunities for passing provided.

Plan 747/SP3 identifies 'new timber entrance gate and timber posts' notation, but no gates are shown. Assuming this is located at the position of the setts, then this is 6m inset from the carriageway edge, but there is no information shown on the form of the gates. The HA would require gates to open internal to the site, or would need to provide even greater set back from carriageway edge to enable their operation without a vehicle being forced to wait in the carriageway.

I would observe that presently the four dwellings off Northaw Place, shared access (existing) provides opportunities for large vehicles to enter the site and turn such that they may leave in forward gear – this therefore enables refuse collection. No detail on refuse arrangements in this matter are shown. It is unclear whether the dwelling to which this new access is proposed shall continue to be served by the existing arrangement, or whether it is proposed that it shall operate completely independent from existing arrangements, in which case details of where bins will be stored / collected should be confirmed and should have regard to the maximum carry distances defined in the appropriate guidance.

Coopers Lane is a Numbered Classified Road (B156) providing a Secondary Distributor function, and subject to 40mph past the site

I do not consider that the submitted plans sufficiently demonstrate to the satisfaction of the Highway Authority that the proposed access is provided in a safe manner, and recommend that the application be refused as it introduces an unsafe access on a classified road contrary to the County Councils Local Transport Plan Policy 5.

I trust that this is sufficient for your purposes.

Sincerely

Alan
Alan Story.
Senior Development Officer
Highways, Mid Herts, 1st Floor East Link, County Hall, Pegs Lane, Hertford, SG13 8DN

From: William Myers <w.myers@welhat.gov.uk>
Sent: 10 June 2019 11:50
To: Alan Story <Alan.Story@hertfordshire.gov.uk>
Cc: Paul Marshall <Paul.Marshall@hertfordshire.gov.uk>
Subject: Northaw Place, Coopers Lane - 6/2019/0918/HOUSE

Hi Alan,

Unfortunately you were not consulted on the above mentioned application but please could I ask a big favour and ask that you give your comments, even if not in a formal response, by the close of play today?

Many thanks

Will

William Myers BA (Hons) MA
Senior Development Management Officer
Welwyn Hatfield Borough Council
Tel: 01707 357217
Email: w.myers@welhat.gov.uk<mailto:w.myers@welhat.gov.uk>

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