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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: 6/2023/0241/COND
HCC ref: WH/15711/2023
HCC received: 13 February 2023
Area manager: Matthew Armstrong
Case officer: Matthew Armstrong

Location

Land to the north east of King George V Playing Fields Northaw Road East Cuffley EN6 4RD

Application type

Discharge of Condition

Proposal

Submission of details pursuant to condition number 4 (Construction Environment Management Plan (CEMP), on planning permission S6/2015/1342/PP

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 recommends that permission be refused for the following reasons:

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for the free, safe and sustainable flow of public highway users.

COMMENTS:

A Construction Traffic Management Plan (CTMP) has been submitted.

Section 6.1.2 states that all construction traffic "except for very local traffic" will approach the site from the M25. It is not clear how "very local traffic" is defined.

Much of the proposed construction traffic route is outside of Hertfordshire, within the boundary of the London Borough of Enfield. Therefore, the LPA should consult the London Borough of Enfield on this CTMP for their views too.

Section 6.1.4 states that "where possible" deliveries will avoid school opening and closing times. There are schools in close proximity and there needs to be a firm commitment to this.

A maximum of 10 HGVs per day are predicted with up to 30 worker cars/vans. There are commitments to marshals / banksmen for all delivery vehicle movements at the access, no parking on the highway, and no loading/unloading on the highway. All this is welcomed.

However, the applicant proposes the use of a temporary access point to the site which is also a well used public right of way (Northaw Footpath 6). This raises significant concerns. There are no details in the CTMP as to how users of this right of way will be protected from construction vehicle movements. There are no details of the level of visibility from this access point onto B156 / Northaw Road East, or its design / width / etc. there are no tracking plans for construction vehicles in and out this temporary access point, and into / out of the site onto the right of way. This setup is highly questionable, especially bearing in mind the playing field access immediately adjacent, and the confusion that signalling / turning vehicles might cause to other road users (i.e. it will not be clear which access they are turning into)

Wheel wash and dirty water interception details / setup is ok. Section 6.6.3 states "roadways will be swept regularly" but there needs to be a commitment to daily inspections.

Section 6.8 states "where possible, in order to reduce congestion in the vicinity of the site, operatives will be encouraged to make use of local public transport or to use vehicle sharing". How? What meaningful measures will be put in place to encourage sustainable travel to the site. E.g. a car share database? Information packs to all workers?

Section 6.11.1 states "Bellway's proposed logistics arrangements will require the temporary closure of the east side footway on North Road East past the site whilst the Section 278 works and bell mouth are constructed". This will be considered in the s278 along with necessary TM, but this does not cover the time period after the s278 is complete and HGVs continue to route in and out of the new access. How will passing pedestrians and cyclists be safely accommodated?

Prior to the commencement of works a "photographic survey will be undertaken". There is no commitment as to when, e.g. at least 2 weeks before construction commencement.

Section 9.2.2 states an introductory letter will be issued to all existing dwellings near to the site. There is no detail as to when. A copy of all such letters should also be sent to our Network Management team for information.

Signed
Matthew Armstrong

20 February 2023