

From: shamsul.huda@hertfordshire.gov.uk
To: [Planning](#)
Subject: Planning application 6/2019/3024/MAJ - 29 Broadwater Road
Date: 05 February 2020 09:29:38

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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

District ref: 6/2019/3024/MAJ

HCC ref: WH/349/2019

HCC received: 30/12/2019

Area manager: Roger Taylor

Case officer: Shamsul Huda

Location

29 Broadwater Road
Welwyn Garden City
AL7 3BQ

Application type

Full application

Proposal

Demolition of office building and erection of 128 flats with associated car parking, landscaping, amenity space, bin and cycle storage, with alterations to existing and formation of new access on Broadwater Road and alterations to the existing access on Broad Court.

Decision

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority recommends that permission be refused for the following reasons:

Dear Michael, Thank you for your e-mail on the other day about the above application. The proposal of approval of new access as shown on the drawing (Ref- Figure1.2 in TA) will not be acceptable for the following measures • The application has failed to meet the policies which set in “Table 2.9.1.” of Road in Hertfordshire (Section 2 , Chapter 9) • The applicant has failed to provide a Road Safety Audit report to justify the acceptance of new access from a principle road • This would lead to vehicles leaving the site coming into conflict with all users of Broadwater Road • The developer has failed to provide a swept path analysis to demonstrate a safe means of refuse collection via Board Court • The development if permitted would be prejudicial to general provisions of highway safety and convenience and contrary to National Planning Policy Framework and not in accordance with Roads in Hertfordshire A Guide for New Development or Manual for Streets [Reference: Roads in Hertfordshire 3 'Highway Design Guide.'(paragraph 8.5.4)]

Policy Review As part of the Design and Access statement, the application should take account of the following policy documents; • National Planning Policy Framework (July 2018); • Hertfordshire County Council’s (HCC) Local Transport Plan-4 [2018-2031, May2018] • Roads in Hertfordshire Design Guide 3rd Edition -2011 • North Herts Local

Planning policy [2011-2031]

Comments: The applicant has proposed create a new vehicular access (Bell mouth) from Broadwater Road, Welwyn Garden City. Broadwater Road is a classified principle road type -A It has title of main distributor (MN) in road hierarchy. The speed limit is restricted to 30mph on this section of Hitchin Road. “To consider new access to primary routes special circumstances will need to be shown in favour of the proposals. This will include consideration of why alternative proposals are not viable”. In this instance, the proposals do not demonstrate sufficient special circumstances to justify recommending approval for a new access on the main distributor road. However, the proposal could be considered, based the recommendation of RSA report and other mitigation measures and planning obligations offered by the applicant. Therefore, based on the current status of the submission, I recommend refusal.

Shamsul Huda

Date 05/02/2020

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