

Our Ref: T17 057

11th February 2021



Louise St John Howe
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Dear Louise

Response to the consultation on EX208 Historic England Note on Site HS22 Brookmans Park

1. We set out below comment on behalf of Hill Residential Ltd and the Royal Veterinary College with regards the consultation on EX208 Historic England: Note on Site HS22 Brookmans Park in relation to the Welwyn & Hatfield Local Plan.
2. Following the HS22 Stage 8 hearing session, Hill and Hertfordshire County Council (HCC) met to discuss the issue of traffic movements along Bradmore Lane. HCC produced a note on those traffic movements, which we understand has been submitted by HCC as part of its re. That note identifies that for a development of 300 homes, HCC would expect a total of 180 peak hour trips based on the Borough average. That equates to 3 trips per minute in the peak hour. Given the site's location adjoining the East Coast Main line and the bus services nearby it is Hill and the RVC's view that the site will generate fewer trips per dwelling than the Borough average.
3. The trips generated will be distributed across the network. The key trip attractors are accessed either south and east of the site via Brookmans Park, or north via Station Road and Welham Green.
4. HCC identify in that note:

"our view is that Bradmore Lane does not present a clear 'cut through' or 'rat run' compared to the wider local network, even in the morning and afternoon peaks."

"with recent traffic counts indicating less than ten vehicles per hour at peak times" using Bradmore Lane

"we do not view Bradmore Lane as an attractive route for vehicles"

5. Notwithstanding the above, the proposed access has been designed to discourage left turn movements from the development into Bradmore Lane.
6. The development will not generate significant traffic movements via Bradmore Lane and hence the development will not impact on listed buildings in Water End. We do not consider it necessary for soundness to amend the policy with regards to this issue, but have no objection to the additional wording along the lines suggested by Historic England, although consider that if a modification is to be made it should be clear that it relates to minimising

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traffic generated by the development and so should read 'including minimising traffic movements *from the development* around the listed buildings in Water End'.

Yours sincerely

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