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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: 6/2021/0163/FULL
HCC ref: WH/5519/2021
HCC received: 1 February 2021
Area manager: Matthew Armstrong
Case officer: Paul Marshall

Location

UNIT 1-3 51 WELHAM MANOR WELHAM GREEN HATFIELD AL9 7EL

Application type

Full Application

Proposal

Erection of 7 dwellinghouses

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:

The Highway Authority is unable to extend the grant of planning permission for the following reasons:

- a) Swept path for a recycling vehicle of 12.2m in length
- b) Provision of infrastructure for charging an electric vehicle.

COMMENTS

The proposals are for the Erection of 7 dwelling-houses. Welham Manor is maintainable by the highway authority and is unclassified and provides a local access function in the road hierarchy. The vehicle speeds past this site are limited to 30 mph. There have been no recorded accidents near the site access in a rolling 5-year period.

PLANNING HISTORY

The application site has no previous planning history

DRAWINGS

The Highway Authority note the submission of materials in support of the planning application, including drawing numbers 4811/PA001-05, 05.1, 07, 010, 014, 016-017, 050, Design and Access Statement, and Strategic Planning Policy Statement.

PARKING

The parking bays for each dwelling are in accordance Manual for Streets 8.3.58, which states 'The recommended dimensions of off-street parking bays are that they are laid out as a rectangle at least 4.8 m long by 2.4 m wide for the vehicle'. The swept path analysis shown on drawing SK 05 Rev A demonstrates vehicles can manoeuvre adequately and is acceptable.

CYCLE PARKING

'Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) recommends for cycle parking storage should be 2m in length (1.8m is acceptable) to allow ease of access when parking and removing the cycle. The storage suggested on drawing 4811/PA/011 meets the standard. The proposed two cycles per dwelling which are covered (and should be lockable) is recommended and acceptable.

ACCESS

The proposed access road / shared surface off Welham Manor at 5.5m is acceptable. It is important to be ensure that surface water does not discharge onto the highway / Welham Manor.

TRIP GENERATION

The application uses TRICS 7.7.2 version in assessing the likely trip generation. HCC accept the basis upon which survey sets have been selected. The TS presents the proposed development would generate 2 vehicle trips in the AM peak and 3 PM peak vehicle trips. Such level of trips amounts to approximately 1 -2 additional vehicle trips across an hour in the AM and PM, which in itself would not present an unacceptable impact on the surrounding highway network.

SUSTAINABILITY

Ultra-Low Emission Vehicles (ULEV's)

Hertfordshire County Councils Local Transport Plan (LTP) 4 policy 5, is to "ensure the location and design of proposals reflect the LTP Transport User Hierarchy and encourage movement by sustainable transport modes", and policy 19, which aims to "address any barriers to supporting the uptake of ultra-low emission vehicle (ULEVs) in the county". The proposals should reflect this by provision of infrastructure for charging an electric vehicle.

Buses

The nearest bust to the site is on Dixons Hill Road approx. 3-minute walk and is easily accessible however, the services 200, 300, 305, and 312 runs approx. (depending on the service) 1-2 trips per day which is unlikely to attract usage from the site.

Rail

Welham Green Station is a 12-minute walk approx. 0.6m. Trains to London operate 3-times per hour, WGC twice per hour. Although not express services, they are likely to be utilised by residents for the site

VISIBILITY

The location and vehicular to vehicular visibility from the proposed access road is considered to be acceptable and in accordance with 'Manual for Streets (MfS)' and 'Roads in Hertfordshire: A Design Guide'

EMERGENCY ACCESS

The nature of the site puts the proposals / access within 45 meters from the public highway (As required in accordance to MfS 6.7.2)

REFUSE / RECYCLING

Drawing SK 03 Rev has demonstrated a recycling vehicle of 10.3m in length. The required length of a recycling vehicle should be 12.2m

CONCLUSION

The Highway Authority is unable to extend the grant of planning permission until the correct swept path a recycling vehicle of 12.2m in length has been presented, and infrastructure for ULEV charging.

Signed

Paul Marshall

11 February 2021