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

### **Director of Planning**

St Albans City & District Council  
St Peters Street  
St Albans  
Hertfordshire  
AL1 3JE

District ref: 5/2022/0599  
HCC ref: SA/11502/2022  
HCC received: 4 June 2024  
Area manager: Rosemary Chatindo  
Case officer: Samuel Tearle

### **Location**

Land To Rear Of 96 To 106 High Street Colney Heath Hertfordshire

### **Application type**

Full Application

### **Proposal**

AMENDED PROPOSAL

Outline application (means of access sought) for up to 45 dwellings including new affordable homes, with areas of landscaping and public open space, including points of access, and associated infrastructure works

### **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 does not wish to restrict the grant of permission.

COMMENTS / ANALYSIS:

### **Background**

The Highway Authority has previously issued a statutory consultee response dated April 2022 which raised an objection, and following the submission of amended plans recommended no objection in a consultee response in November 2022.

It is understood since then the application was refused by the LPA and has been subject to an appeal and Planning Inquiry, at which the appeal was adjourned to allow a further consultation because of an inconsistency between the original application plans and appeal drawings.

The Highway Authority have been reconsulted by the LPA via email on the 4th June 2024. Based on the LPA's Site Notice displayed 03/05/2024, it is understood 'the Appellant has amended their

proposed detailed access plan and updated the Concept Masterplan drawing to be consistent and clarify that the grass verge is not retained in this area’.

The Highway Authority have reviewed the following relevant information:

- Concept Masterplan Drawing No. 3001 Rev F;
- Proposed Site Access Drawing No.23356-04 Rev I;
- Land Ownership Plan Drawing No. C304-00075-2;
- Topo Survey Drawing No. C304-00053.

### **Analysis**

A review of Proposed Site Access Drawing No.23356-04 Rev I appears to use a topo survey as a base layer and shows:

- The widening of the footway to the east of the site of the site access to a 2m width which will then continue into the site on the eastern side of the site access road;
- A footway with contracting surface with 25mm upstand on the western side of the site access road;
- Reduced bellmouth widths for Park Lane and High Street 96-106. Dropped kerbing with tactile paving will also be provided at High Street 96-106 to facilitate pedestrian desire lines.

It is noted that an existing streetlight is located on the site access road (asset ID SL100106896) which appears to be where the proposed footway is located – and is not shown on the updated drawing. It is recommended that the applicant updates the drawing to show the lighting arrangements along the site access road as this is key to encourage active travel and inclusivity for all pedestrians.

The Highway Authority previously issued a planning condition for the offsite works, being:

*Before first occupation of the development, additional plans must be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction of the site access and associated highway works, as shown indicatively on drawing number 23356-04b. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction, and completed before first occupation of the development.*

*Reason: To ensure the provision of a vehicle access which is safe, suitable, and sustainable for all highway users.*

It is now recommended that this is changed to include the relevant Drawing Number 23356-04 Rev I.

### **Other:**

It should be noted that a serious severity collision has been recorded opposite the site access on the 22/08/2023. The applicant must review the causation factor for this collision.

### **Conclusion**

The Highway Authority have no further comments and the conclusion and recommendation remains as per the previous response dated November 2022, subject to the review by the applicant of a serious severity collision that has occurred since the issuing of the previous highway authority response, alongside the submission / clarification of street lighting on the site access road.

### **Signed**

Samuel Tearle

17 June 2024