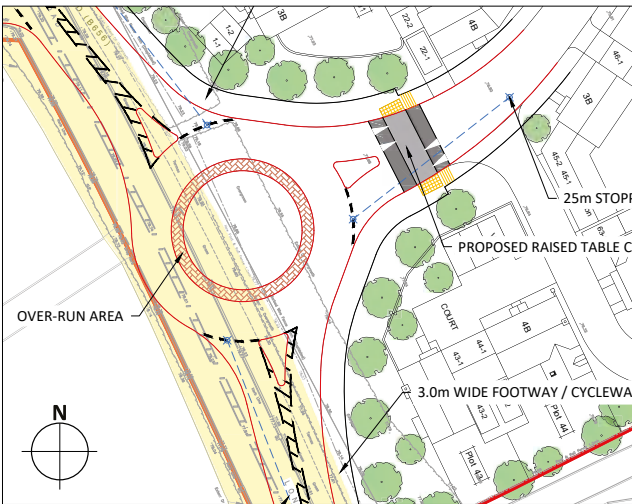


4.0 Proposals

4.12 Vehicular Access

The vehicular access junction to the site from London Road (shown below) was approved as part of the hybrid planning application (ref: 21/00434/HYA) and is in line with or exceeds the guidance document, Roads in Hertfordshire Highway Design Guide (Table 4.1.1.1).



Approved vehicular access junction from London Road (i-Transport)

The internal site layout has been designed in line with Manual for Streets guidance and Roads in Hertfordshire Highway Design Guide. Following the site access, the main spine road through the site has a carriageway width of 5.5m, footways will be provided on both sides of the carriageway at 2m wide. Local streets off the spine road include streets with 4.8m carriageways and a 2m footway, shared surface streets are proposed at varying widths, and private drives that do not require refuse vehicle access.

The site layout provides a loop for delivery, refuse vehicles and emergency vehicles to route around the site. In the northern corner of the site, a pedestrian/cycle loop is proposed this can also be used as a route for emergency vehicles and would be closed to general traffic by bollards at each end. Properties on the site layout have either their own driveway parking, some with a garage or parking is provided via parking courts, in which there are a total of seven parking courts across the site.

A grassed square is provided within the centre of the site, this includes visitor parking around the perimeter. Vehicle access is proposed around the square adjacent to properties, the carriageway width restricts movement to cars, small delivery vehicles and emergency vehicles, refuse collection would be made at the edges of the square.

4.13 Parking Provision

Car Parking at the site has been calculated having regard to the updated parking standards contained within NHDC Local Plan Appendix 4, for the proposed 48 residential dwellings. The table below illustrates the allocation of parking spaces by dwelling size.

Dwelling size	No. of Dwellings	Parking Standard	Spaces Provided
2 Bed	8	2	16
3+ Bed	40	2	80
Total	48	-	96

Source: NHDC Local Plan Car Parking Standards

A total of 142 car parking spaces are provided of which;

- 115 are allocated parking spaces;
- 26 are garage spaces;
- 3 are carports;
- 27 visitor spaces.

Cycle parking

The location of the site will allow people to use methods of transport other than the car. To assist this choice, cycle storage is provided either in garages or in a store in the rear garden. The flats will have a secure communal cycle store.

Cycle parking for visitors is provided in two locations, adjacent to the access from London Road and adjacent to the LAP in the open space in the north east of the site.

KEY

- ➔ Vehicular/pedestrian access
- Main spine road
- Local streets
- Shared surface streets
- Allocated on-plot parking space
- Allocated on-street parking space
- Garage/car port
- Visitor parking space
- Visitor cycle parking



Vehicular movement and parking diagram