DELEGATED FILE NOTE

CASE OFFICER: ...Richard Tiffin.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01027/FP	Creation of new vehicular access to Arlesey New Road.	Land Adjacent To Wilbury Hills Cemetery Arlesey New Road Letchworth Garden City Hertfordshire

Submitted Plan Nos

5203_108a; 5203_109; 5203_110; ST-2618-02; ST-2618-05; GY/4552; 100; 104; 107; 150; 151; 9502-KC-XX-YTREE

1.0 Policies

SECT9	Promoting Green Belt Land
LP2	Green Belt
XSP5	Countryside and Green Belt

1.0 **Site History**

1.1 Application no 17/01541/1 was withdrawn last August on the advice that more work needed to be done in respect of highways and trees on the site.

2.0 **Policies**

2.1 **National Planning Policy Framework** (**NPPF) :**

4 Promoting sustainable transport
9 Green Belt
11 Conserving and enhancing the natural environment

2.2 **North Hertfordshire District Submission Local Plan:**

SP 5 Countryside and Green Belt
SP6 Sustainable transport
SP10 Healthy communities
T1 Assessment of transport matters

2.3 **North Hertfordshire District Saved Local Plan:**

Policy 2 Green Belt

3.0 **Representations**

3.1 **Herts Highways** – No objection subject to conditions

Note: Under the Council's scheme of delegation applications made by the Council to itself can be delegated where there are no objections.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site of the access is located to the north of the existing burial ground on the east side of Arlesey New Road. The District boundary runs along the eastern side of the road and thus captures the access point.

4.2 **Proposal**

4.2.1 This application for an access is linked to an associated outline application made to Central Bedfordshire District Council for a new crematorium and associated infrastructure. As pointed out above, the access point would actually be in North Herts and the facility in Central Beds – hence the need for two applications.

4.2.2 The access under consideration by this Authority would require the removal of a section of field boundary mixed hawthorn hedging and the introduction of a standard 6m wide 'belmouth' access capable of accommodating funeral vehicles and traffic.

4.3 **Key Issues**

Principle

4.3.1 The key issues in this case can be summarised as follows:

- Principle (Green Belt)
- Highways (access arrangements)
- Landscape

Principle.

4.3.1 The site is in the Green Belt. The NPPF at paragraph 89 reads, in part, as follows:

"***A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:***

provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;"

While not a building, the application for an access is clearly related to the associated cemetery / crematorium proposal and thus I suggest it is not 'inappropriate' development. While the proposal would involve the loss of some hedgerow it would not in my view have a material impact on the openness of the Green Belt.

Highways issues

4.3.2 The Highway Authority has already been involved in discussions with the applicant and has raised no concerns subject to conditions. The new access and junction would be from Arlesey New Road, which is designated as a classified C secondary distributor road, subject to a speed limit of 60mph and is maintainable at public expense. The

proposed junction would act as the main vehicular access into the site. Pedestrian Access would remain via the existing Stotfold Road access where there are pedestrian footways available.

Landscape

4.3.6 The introduction of a new access would involve the loss of some established hedgerow along this stretch of Arlesey New Road and this would undoubtedly have some impact. However, this would be fairly minimal in my view and restricted to the opening itself given the confirmed visibility splays at 2.4m by 215m (which would run largely outside the existing hedgeline). Further any loss of hedgerow would be compensated by the introduction of woodland within the proposed scheme on what is currently ecologically poor cultivated farmland. In the Landscape and Visual Impact Assessment (LVIA) submitted to CBDC with the substantive crematorium application the assessment concludes as follows for the new access:

"***The access from Arlesey New Road would be a new and potentially suburbanising feature along what is at present a rural road, and a break in the roadside hedge would need to be created. However, any adverse effects in this respect could be limited by the design and planting of the new junction, and also by its alignment - the arrangement shown on the Site Plan indicates a curved access which would help to prevent views directly into the site along the new access."***

I agree with this assessment but do not consider the impacts would be so 'urbanising' as to warrant objection particularly as the new access is reasonably close to the urban edge of Letchworth.

4.4 **Conclusion**

4.4.1 That permission be granted subject to standard conditions and those relating to access and highway details.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. No development shall commence until full details (in the form of scaled plans and written specifications) have been submitted to and approved in writing by the Local Planning Authority to illustrate the following:

o The provision of junction warning signs on Arlesey New Road in both directions (diagram no. 506.1) and slow markings on the road (diagram no. 1024) in accordance with The Traffic Signs Regulations and General Directions 2016 (TSRGD). All details would need to be submitted to, and approved by, the Highway Authority prior to commencement of the works (please see the highway informative in relation to Section 278 works).

o Give way sign and road markings for vehicles egressing the site onto Arlesey New Road.
Reason: In the interests of highway safety and to ensure a satisfactory standard of highway design and construction.

4. Prior to the first use of the development hereby permitted the proposed highway and access works shall be completed in accordance with the approved plan and retained thereafter available for that specific use.

Reason: In the interests of highway safety.

5. Prior to the commencement of the use hereby permitted visibility splays of 2.4 by 215m shall be provided in full accordance with the details indicated on the approved plan number ST-2618-02. The splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

6. The development shall not begin until full details of all proposed construction vehicle access, movements, parking arrangements and wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. The relevant details should be submitted in the form of a Construction Management Plan and the approved details are to be implemented throughout the construction programme.

Reason: To minimise danger, obstruction and inconvenience to users of the highway.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

HIGHWAY INFORMATIVE:
Hertfordshire County Council (HCC) recommends inclusion of the following highway informative / advisory note (AN) to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

AN) Agreement with Highway Authority: The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 / 38 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the
public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. Further information is available via the website https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx or by telephoning 0300 1234047.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 June 2018	