

BARRATT DAVID WILSON NORTH THAMES DIVISION

LAND AT TALBOT WAY, LETCHWORTH

TRANSPORT TECHNICAL NOTE

**REPORT REF.
2502330-ACE-XX-00-RP-C-0101**

November 2025

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Appendices

Appendix A –Site Layout Plan

Document Control Sheet

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
DRAFT	DRAFT FOR COMMENTS	GW	AG/BB	DRAFT	23.10.25
FINAL	FINAL ISSUE	GW	AG	BB	31.10.25
A	UPDATED SITE LAYOUT	GW	AG	ATB	26.11.25

AG

ATB

Distribution

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1. Introduction

- 1.1. This Transport Technical Note (TTN) has been prepared by Ardent Consulting Engineers (ACE) on behalf of Barrett David Wilson North Thames Division to present the detail of highways and transport matters seeking Reserved Matters (RM) permission for a residential development comprising 120 residential units (40% affordable) including the detailed appearance, landscaping, layout and scale in line with the approved outline application (ref. 21/00504/OP) and the design principles within the LGCHF LG3 Design Framework. The scheme was granted outline planning consent in April 2025.
- 1.2. This Transport Technical Note (TTN) has been prepared for submission to the Local Planning Authority, North Hertfordshire District Council (NHDC), to discharge Condition 13 as part of the approval of reserved matters pursuant to outline application 21/00504/OP. Condition 13 states the following:

'The detailed plans submitted for the approval of reserved matters shall show:

a. the details of all hardsurfaced areas within the site. This includes, but is not limited to, all roads, footways (including pedestrian dropped kerbs and tactile paving where relevant), forecourts, driveways, parking and turning areas, an foul surface water drainage;

b. The level of footway and carriageway visibility from each individual vehicle access, and the level of visibility from and around each main junction within the site, within which there shall be no obstruction to visibility between 600mm and 2m above carriageway level;

c. That service vehicles, including refuse and emergency vehicles, can safely and conveniently access and route through the site, to include the provision of sufficient turning and operating areas; and

d. The provision of sufficient facilities for cycle storage.

Reason: To provide adequate visibility for drivers within the site, to promote alternative modes of travel and for the overall free and safe flow of all site uses and in accordance with Policies SP6, SP8 and T1 of the North Hertfordshire Local Plan 2011-2031.'

- 1.3. This TTN will, therefore, detail the refuse and servicing arrangements of the site and the highway layout proposals including visibility splays and cycle storage provision to address points b, c and d of the above Condition 13.

2. Development Proposals

Accommodation Schedule

- 2.1. The development comprises a total of 120 residential units, as summarised in **Table 2.1**.

Tenure	1-bed	2-bed	3-bed	4-bed	5 bed
Houses		9	44	33	5
Apartments	17	12			
Totals	17	21	44	33	5

Table 2.1 Accommodation Schedule

Site Layout

- 2.2. The proposed access roads for the development have been designed to be consistent with the principles contained within the 'Place and Movement Planning and Design Guidance for Hertfordshire' document prepared by Hertfordshire County Council (HCC) Highways and Growth & Environment (adopted March 2024). The highway layout is shown within **Drawing Number 2502330-ACE-XX-00-DR-C-0003C**.
- 2.3. The proposed roads within the development will be subject to a 20mph speed limit, with the central access road generally having the characteristics of an 'P2/M1 L2 Local Access Road' as defined in the Hertfordshire guidance. This particular road type includes a 5.5m wide carriageway with 2m wide footways along both sides of the carriageway, separated by grass verges. There are ramped areas at internal junctions along the primary internal carriageway to reduce vehicle speeds.
- 2.4. Visibility splays of 2.4m x 25m based on the 20mph design speed and tangent splays where appropriate can be achieved to the edge of the carriageway in accordance with the manual for streets guidance. Crossing facilities have been provided in appropriate locations with dropped kerb tactile paving as requested by HCC. Kerb radii are primarily 6m with one junction having increased radii of 8m as an overrun area to accommodate refuse vehicle swept paths without conflict.
- 2.5. P3/M1 mews streets have been provided within the site layout as minor arms the primary 'P2/M1 L2 Local Access Road' route, which form shared surface carriageways measuring 5m wide. Kerb build outs of 3.2m have been provided to reduce vehicle

speeds along straight sections of the carriageway. Forward visibility splays of 11m in accordance with the manual for streets guidance can be achieved. P3/M1 informal streets have been designed where roads serve five dwellings or less. These have a carriageway width of 4.1m to accommodate two vehicles passing and emergency service vehicles.

- 2.6. Further to the above, there is a pedestrian access via the green space in the sites northeastern corner to the existing public right of way 'footpath 026', extending along the site's northern boundary to access Green Lane to the west and 'footpath 24' to the east.
- 2.7. Swept path assessments have been undertaken to demonstrate suitable access to the development for both refuse vehicles and fire tender vehicles. As shown in **Drawing Number 2405230-ACE-XX-00-DR-C-0004C** refuse vehicles have sufficient space to manoeuvre within turning areas located within the site. Refuse carry distances to the refuse vehicle are within acceptable limits, with appropriate refuse collection points provided where required. Additionally, **Drawing Number 2405230-ACE-XX-00-DR-C-0005C** shows that fire tenders can also manoeuvre within the site layout within appropriate turning areas.

3. Parking Provision

Car Parking

- 3.1. Car parking guidelines are set out within the North Hertfordshire Local Plan 2011-2031. For new residential development, the guidelines are as shown in **Table 3.1**.

	1-bed	2+bed	Visitor Parking
Car Parking Standard (spaces per dwelling)	1	2	0.25 to 0.75 spaces per dwelling

Table 3.1 North Hertfordshire Car Parking Guidelines

- 3.2. **Table 3.2** shows the guidelines for the provision of car parking for 120 dwellings.

Tenure	1-bed	2+bed	Visitors
Number of dwellings	17	103	120
Car Parking Standards	1	2	0.25
Total car parking per house type	17	206	30

Table 3.2 Car Parking Provision in accordance with standards

- 3.3. As shown in the site layout in **Appendix A**, a total provision of 222 allocated car parking spaces will be provided throughout the site, which exceeds the above standards and should assist with prevent overspill parking onto the carriageway. A provision of 30 unallocated visitor spaces has been provided in accordance with the guideline amount of parking set out within the North Hertfordshire Parking Standards for a development of this type and is considered to be appropriate for this development.
- 3.4. Driveway and garage spaces have been designed to meet the recommended minimum dimensions set out in the NHDC standards.

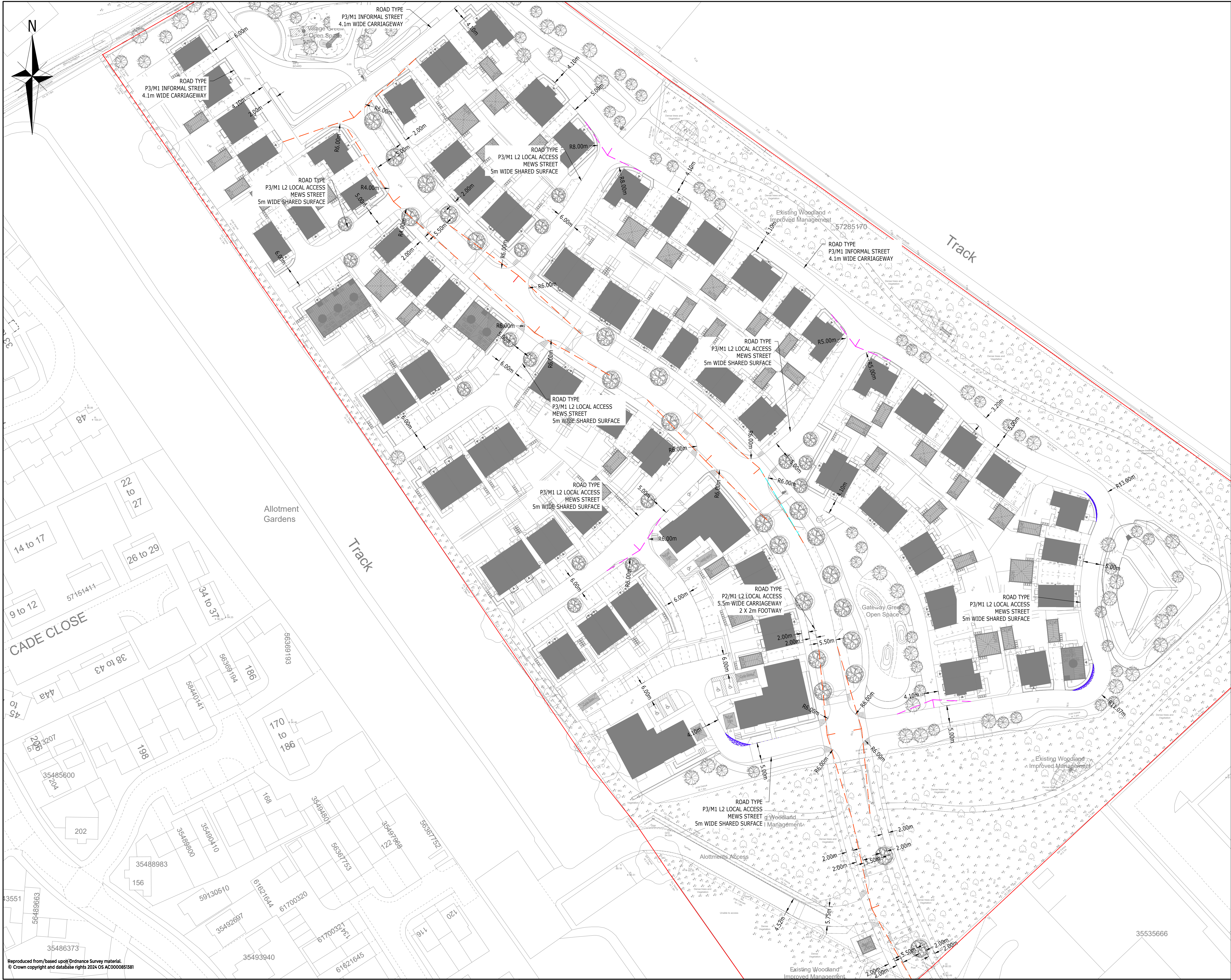
Electric Vehicle Charging

- 3.5. Each dwelling will be provided with an active electric vehicle charging (EVC) point, in accordance with current building regulations.

Cycle Parking

- 3.6. Cycle parking will be provided in accordance with the North Hertfordshire Local Plan 2011-2031 parking standards, with each dwelling having space for one cycle per dwelling to be stored within the curtilage of the dwelling. These can be located within either within garages or sheds within the garden for houses or bike stores for the apartments. Visitor cycle parking shall be provided at a rate of 1 space per dwelling in a communal area, with no cycle parking provision required if a garage or secure area is provided within the curtilage of the dwelling.

Drawings



- NOTES:
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
 - DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
 - ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
 - ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
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 - ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.
 - DESIGN HAS BEEN CONSIDERED IN ACCORDANCE WITH HCC'S 'PLACE AND MOVEMENT PLANNING AND DESIGN GUIDANCE' (2023) AND MANUAL FOR STREETS.
 - VISIBILITY SPLAYS ARE SUBJECT TO CONFIRMATION WITH HCC.

KEY:

SITE BOUNDARY	
2.4M X 11M JUNCTION VISIBILITY SPLAY	
2.4M X 25M JUNCTION VISIBILITY SPLAY	
TANGENT SPLAY	
11M FORWARD VISIBILITY SPLAY (10MPH)	

INFORMATION SUMMARY			
INFORMATION TYPE	SOURCE	REFERENCE	REVISION & DATE
SITE LAYOUT	hta	HTA-A_DR_01 00	REV D 21/11/25
TOPOGRAPHICAL SURVEY	Greenhatch Group	33132_T	01.04.19 Rev 1

WORK IN PROGRESS

C	UPDATED SITE LAYOUT	CL	AG	BB	26.11.25
B	UPDATED LANDSCAPE LAYOUT	CL	ATB	BB	31.10.25
A	UPDATED SITE LAYOUT	CL	ATB	BB	21.10.25

Rev	Description	Drm	Chk	App	Date
Purpose: DRAFT					Status: NOT YET APPROVED

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Client: BDW NORTH THAMES

Project Title: LAND AT TALBOT WAY, LETCHWORTH

Drawing Title: HIGHWAY LAYOUT

Drawn by	Checked by	Approved by	Revision
CL	AG	DRAFT	C
A1 Scale	Date		
1:500@A1	SEPT 2025		
Drawing Number	2502330-ACE-XX-00-DR-C-0003		