

Pre-Application Advice: The Old Water Tower Mangrove Road Cockernhoe

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Documents

Proposed Annex, The Old Water Tower.

The views of Hertfordshire County Council (HCC) as Highway Authority have been sought on a scheme for 2-3 dwellings situated on land to the rear of Meadowcroft.

COMMENTS

PEDESTRIAN & VEHICULAR ACCESS

Access to the site is from an existing access off Mangrove Road. The access is wide approx. 9.6 meters. The surface of the driveway is to gravel. This would need to be bound for the first 6 meters into the site. An existing gate is set back from the edge of the carriageway approx. 12.5 meters which would allow vehicles to pull off the carriageway without holding up traffic. The site has an existing dwelling in the form of a converted water tower.

Pedestrian Access

It is likely this would need to be a shared surface or delineated pathways.

CYCLE ACCESS

'Cycle Infrastructure Design' DfT Local Transport Note 1/20 (July 2020) recommends for cycle parking storage should be 2m (1.8m is acceptable) in length by 0.3m space between cycles. There should be parking for 1 cycle per dwelling. Outside cycle parking should be covered and lockable. The provision of well-located, safe and secure cycle parking for residents and visitors is a key factor in encouraging people to cycle as an alternative to using the private car.

VISIBILITY

There is limited visibility to the north and good visibility to the south of the access. However, Mangrove Road narrows considerably at the access where traffic would be compelled to slow down to allow another vehicle to pass. On a site visit it was agreed with the applicant that the access width could be narrowed down either by a radii to either side delineated by a change in surface or provision of a parking / pass by space.

EMERGENCY ACCESS

The access to the whole of the site would allow a fire service vehicle to enter and exit in a forward gear.

RECYCLE / WASTE

Currently bins are left at the edge of the access. There would need to be a bin storage area within 30 meters of the site, with a further storage area close to the carriageway allowing recycle operatives to wheel the bins within the required 15-meter distance.

Policy Review:

The key documents used to assess any future application are:

- Manual for Streets 2007
- National Planning Policy Framework (July 2021)
- Hertfordshire County Council's (HCC) Local Transport Plan-4 [2018-2031, May2018]
- Cycle Infrastructure Design DfT Local Transport Note 1/20 (July 2020)
- HCC's Place & Movement Planning Design Guidance (adopted in March 2024)
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CONDITIONS & INFORMATIVES

These would be applied depending on the detail of any future full planning application. Conditions would be tailored to provide a safe development. The informatives would likely include but not limited to the following:

Highway Informative:

HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980.

AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made-up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a

condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

CONCLUSION

Should the proposals come forward as a planning application it is likely they would be approved subject to, but not limited to the above review.

The contents of this letter / email are an informal officer opinion and should not be taken as a formal response to a planning application. It may not reflect the contents of any formal reply made by the Highway Authority (HCC) in response to an official consultation from the Local Planning Authority (NHDC) on a planning application for a similar proposal.