

Transport Note Revision A

**Land between Todd's Corner and Shangri-La,
Stevenage Road, Todds Green, SG1 2JE**

Planning Application Reference: 25/00949/FP

May 2025

Erection of two detached dwellings with private gardens including landscaping, parking and widening of existing vehicular access off Stevenage Road.

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1. INTRODUCTION

This Transport Note has been revised in order to address the response provided by Hertfordshire County Council Highways Officer in their communication to the planning officer dated 14th May 2025, to planning application reference: 25/00949/FP

This response stated the following;

"The information provided previously with this application is inadequate for the Highway Authority to make a recommendation".

Visibility:

The Highway Authority recognises that the proposed site access exists and serves the site with restricted visibility on the northern side. The vision on the northern side is limited due to overgrown hedges and falls onto third-party lands. However, it is assumed that the proposed construction will increase the use of this access point, therefore adequate visibility is required to provide

Access:

"The applicant proposed amending (widening) the existing access but did not submit detailed design".

"As a result, the applicant is advised to include details for access adjustments such as the current location, dimensions, radius, and proposed location, dimensions, radius, visibilities, highway signposts, and light posts, among others. Please be advised that any access planning and design should be carried out in compliance with the HCC's Place and Movement Planning Design Guide (Ref-Part 3 Chapter 2 & 9)".

Footway link:

"The highway considerations plan (Ref- TM/TG/010) fails to address how pedestrians/residents would get to the nearest bus stop, which is located on the northern side of the application site onto Stevenage Road. To comply with LTP4 rules (policy-1, 6, 7, and 8), the applicant should provide a footway link between the site and existing footways on the northern side".

"The Highway Authority determined that the current application's site access design and pedestrian movement were subpar and would not be acceptable in terms of highway safety and LPT4 regulation compliance. However, if the above-mentioned issues are satisfactorily rectified, I would be pleased to reconsider the application".

As a consequence of the above Highways response, Stomor Ltd. were commissioned by the applicant to provide highways and transport planning advice, to rectify the issues raised.

Stomor Ltd. have provided a Means of Access Plan (ST-3849-700) which is attached as Appendix 1 to this document, to address the Highways Officers previous response.

This Means of Access Plan makes reference to the Proposed double verge / footway crossing detail, which is in accordance with Hertfordshire County Council drawing no. HST/1100/021 Rev A. This drawing is attached as Appendix 2 to this document.

The attached plans do demonstrate that the visibility splays are satisfactory, but the hedge growing on the third party land adjacent to the site have become overgrown and are protruding onto the footpath. Naturally, these hedges will need to be trimmed back. Photographs to illustrate this point are shown overleaf.



Photograph from the site entrance
looking north



Photograph with a closer view



Photograph of the same hedge,
looking south toward the site entrance.

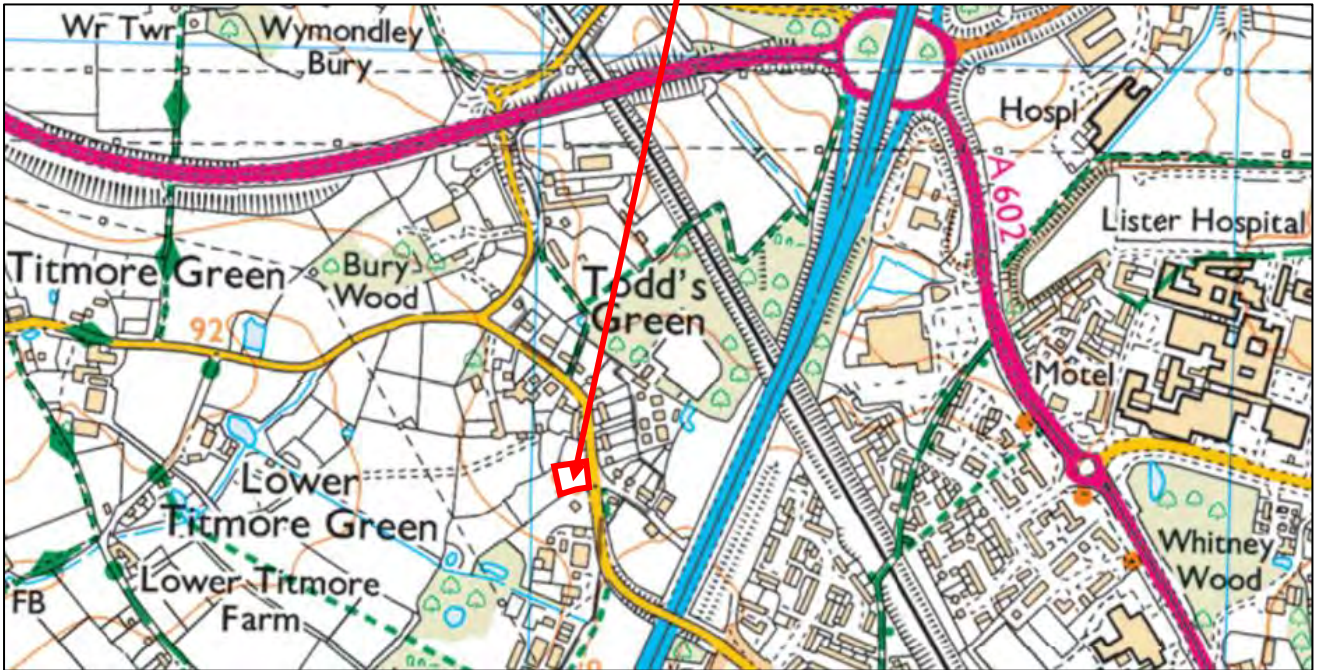
2. SITE LOCATION AND SETTING

The site is centred on OS NGR TL 22065 26399, post code SG1 2JE.

The site is surrounded by medium density residential housing, with agricultural infrastructure, arable fields and an Industrial site in the surrounding area.

The A1(M) is located ~200m east.

Site Location edged in red



Site Location edged in red

SITE DESCRIPTION



The site consists of part of a field used as a paddock for horses.

The proposed development site is devoid of buildings and enclosed by a post and wire fence on the eastern, northern and southern boundaries. The western boundary is currently unfenced, and adjoins the remaining paddock land.

It is proposed to utilise the existing vehicular access that serves the site. It is considered that this would be appropriate from a highway safety standpoint as it would allow sufficient visibility in each direction, whilst sufficient space exists within the site to allow vehicles to enter, turn and leave in forward gear.

Please refer to the Means of Access Plan attached as Appendix 1, and the Highways Considerations Drawing attached as Appendix 3 for details of parking and vision splays, and refer to the Swept Path Analysis attached to this document as Appendix 4.

In terms of parking, at least three spaces are proposed in connection with each dwelling. This would ensure compliance with the Council's Parking Standards SPD. Dedicated internal cycle storage has been made available in each of the proposed dwellings.

Details regarding electric vehicle charging points are shown on the attached drawings.

Bin collections can easily occur along with other properties along Stevenage Road, with bin collection points from the kerbside. The travel distance for carriage of bins from their storage points to kerbside is within the required 25 metres.

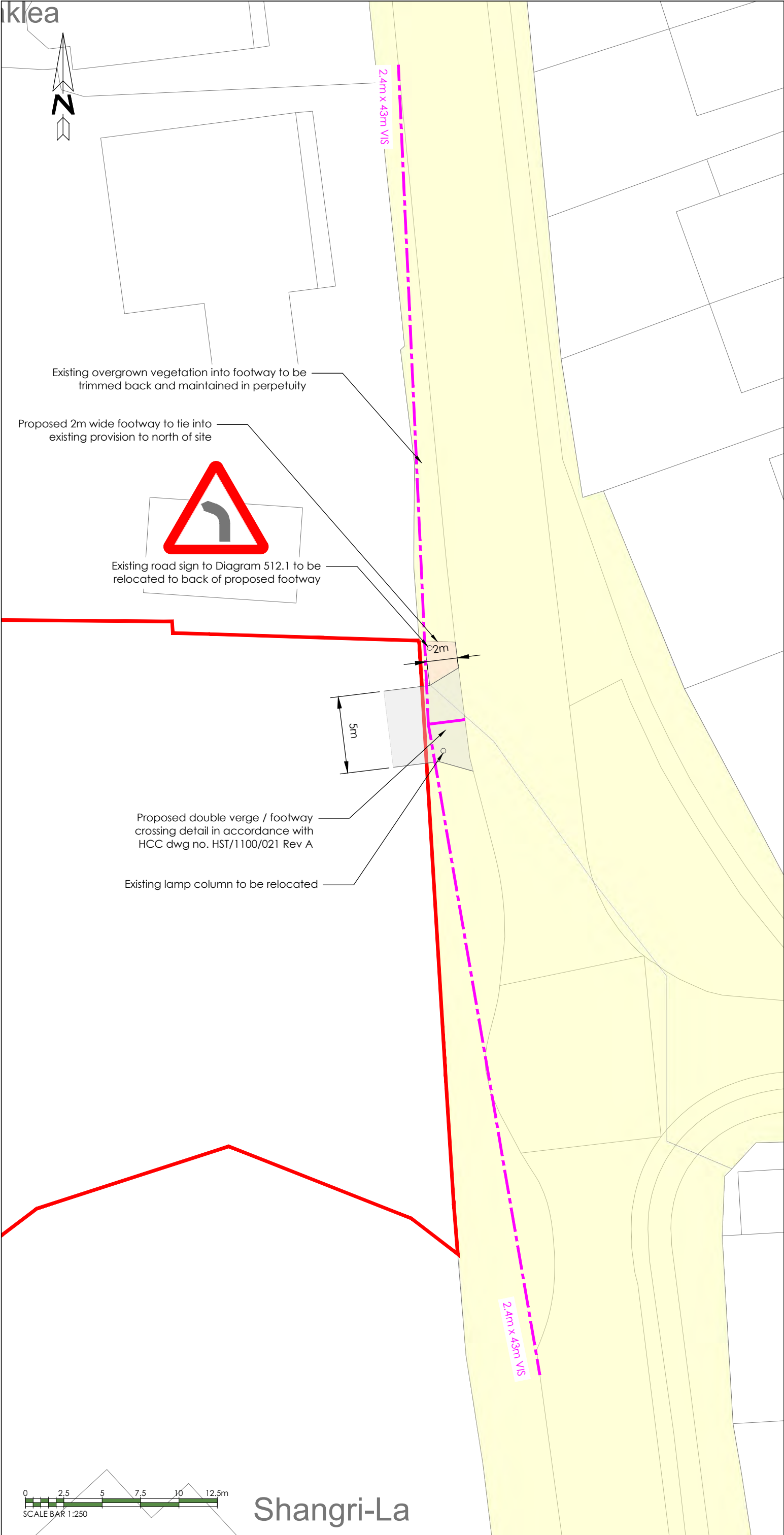
Details of bin storage for each dwelling is shown on the attached plans.

Todds Green has seen a good deal of recent development which has significantly increased its size. This includes the Franklin Park development of 135 dwellings to the south of Shangri-La Farm, a development of 17 houses at Courtlands Riding School, with a further 5 dwellings recently granted planning permission on land to the south of Chantry Farm.

A Facilities Plan is attached as Appendix 5 to illustrate the site location in relation to facilities and essential services

May 2025

Appendix 1:
Means of Access Plan (ST-3849-700) by Stomor Ltd.



KEY

SITE BOUNDARY

EXTENT OF HIGHWAY MAINTAINABLE LAND

PROPOSED FOOTWAY

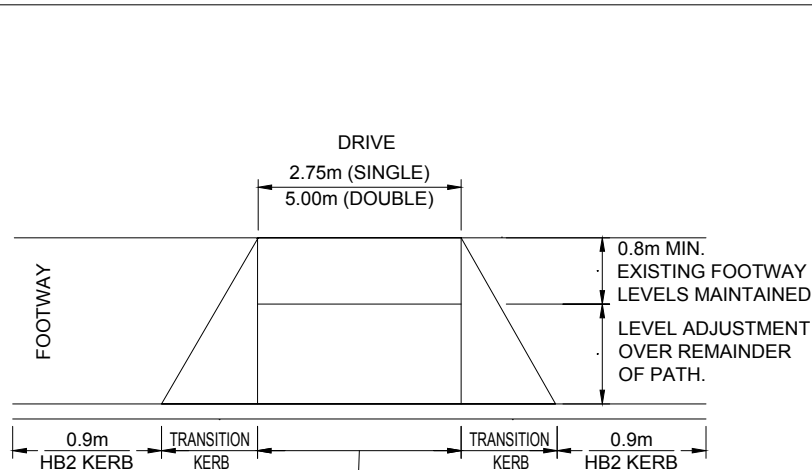
PROPOSED VEHICULAR ACCESS

VEHICULAR VISION SPLAY (2.4m x 43m)

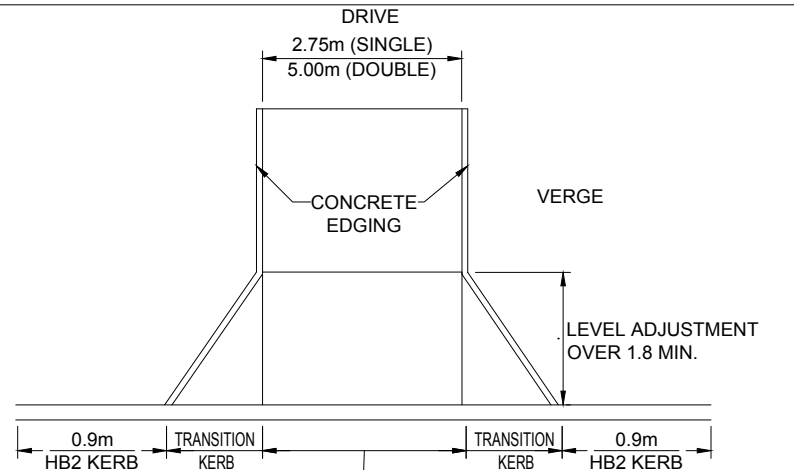
THIS IS AN INDICATIVE MEANS OF ACCESS PLAN
AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES

Rev	Description	Date	Drawn	Checked	Apvd.
Project					
Todd's Green, Land Between Shangri-La and Todd's Corner					
Drawing Description					
Means of Access Plan					
Project Number		Drawing Number			
ST-3849		700			
Scale	Date	Drawn	Checked	Approved	
1:250@A3	23.05.25	NA	KPS	SW	
Client		Architect			
Jawbox (Harpenden) Ltd					
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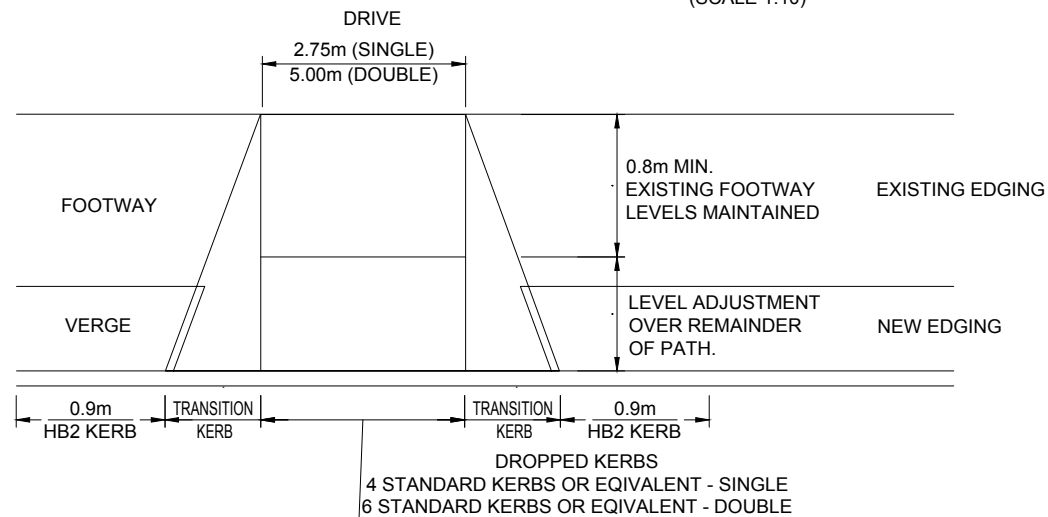
Appendix 2:
HCC dwg no. HST-1100-021 Rev A -vehicular footway verge
crossover details



FOOTWAY CROSSING
(SCALE 1:10)



VERGE CROSSING
(SCALE 1:10)



FOOTWAY AND VERGE CROSSING
(SCALE 1:10)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
2. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DWG NUM HST/1100/002.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DWG NUM HST/1100/043.
4. WHERE THERE ARE FOOTWAYS WITHOUT VEHICLE CROSSOVERS, SUBBASE MAY BE REDUCED TO 100mm.
5. FOOTWAYS AND VERGES SHALL BE 2000MM WIDE EXCEPT WHERE OTHERWISE APPROVED. THE WIDTH OF CYCLEWAYS & SHARED FACILITIES SHALL BE APPROVED BY THE *OVERSEEING ORGANISATION*. A 2000MM WIDE VERGE MUST BE PROVIDED BEHIND FOOTWAYS AND CYCLEWAYS ON EMBANKMENT.
6. FOOTWAY & HIGHWAY VERGES SHALL BE NORMALLY FALL AT 1:40, (1:30 max) TOWARDS THE HIGHWAY.
7. TACTILE PAVING IS NOT USED AT VEHICLE CROSSOVERS. DROPPED KERBS TO BE LAID WITH 25mm KERB FACE.



COUNTY HALL
Pegs Lane
Hertford, Herts
SG13 8DN
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Revisions

A - FEB 20 REVISED DETAIL
B -
C -

Drawing Title

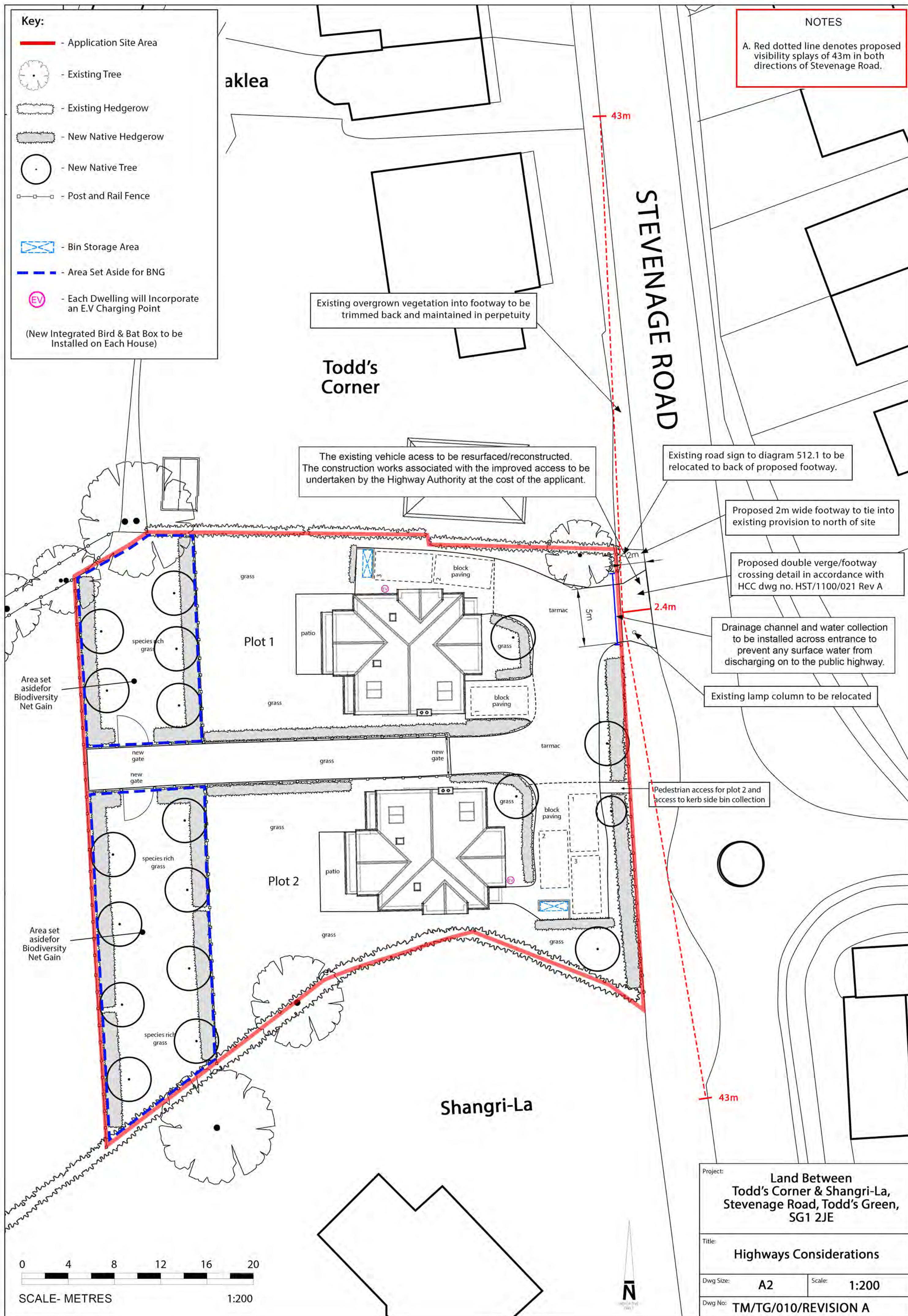
VEHICULAR FOOTWAY
AND VERGE CROSSOVER DETAIL

Dwg No: HST/1100/021

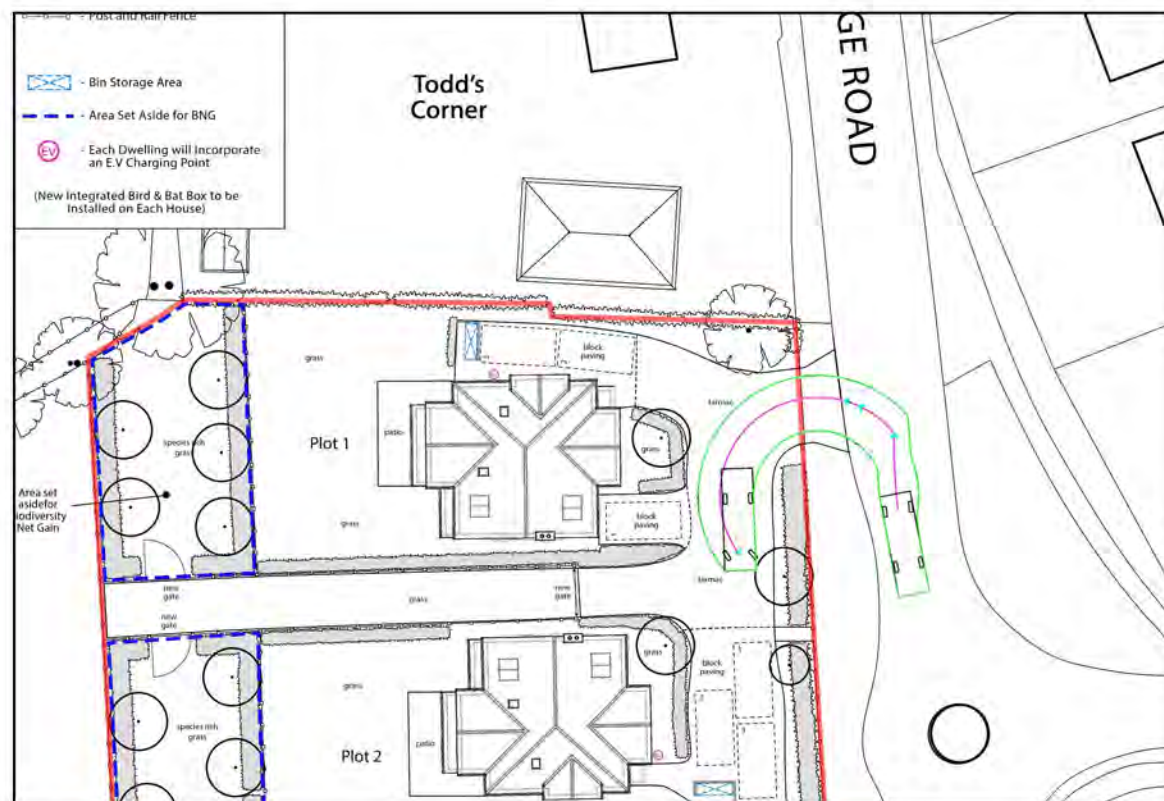
Scale at A4 : 1:10

Drawn	YS	Approved	HH	Revised	A
Checked	KK	Date	JULY 11	Date	FEB 20

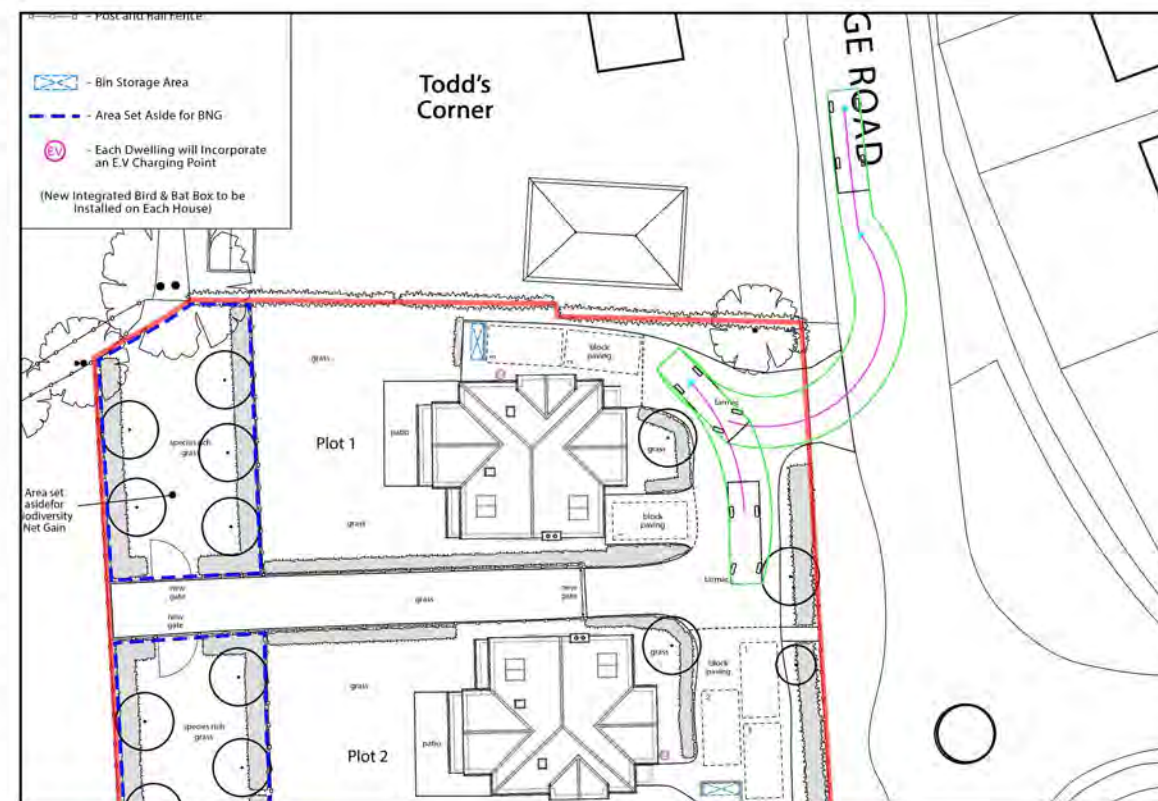
Appendix 3:
Highways Considerations Drawing - A2 1-200



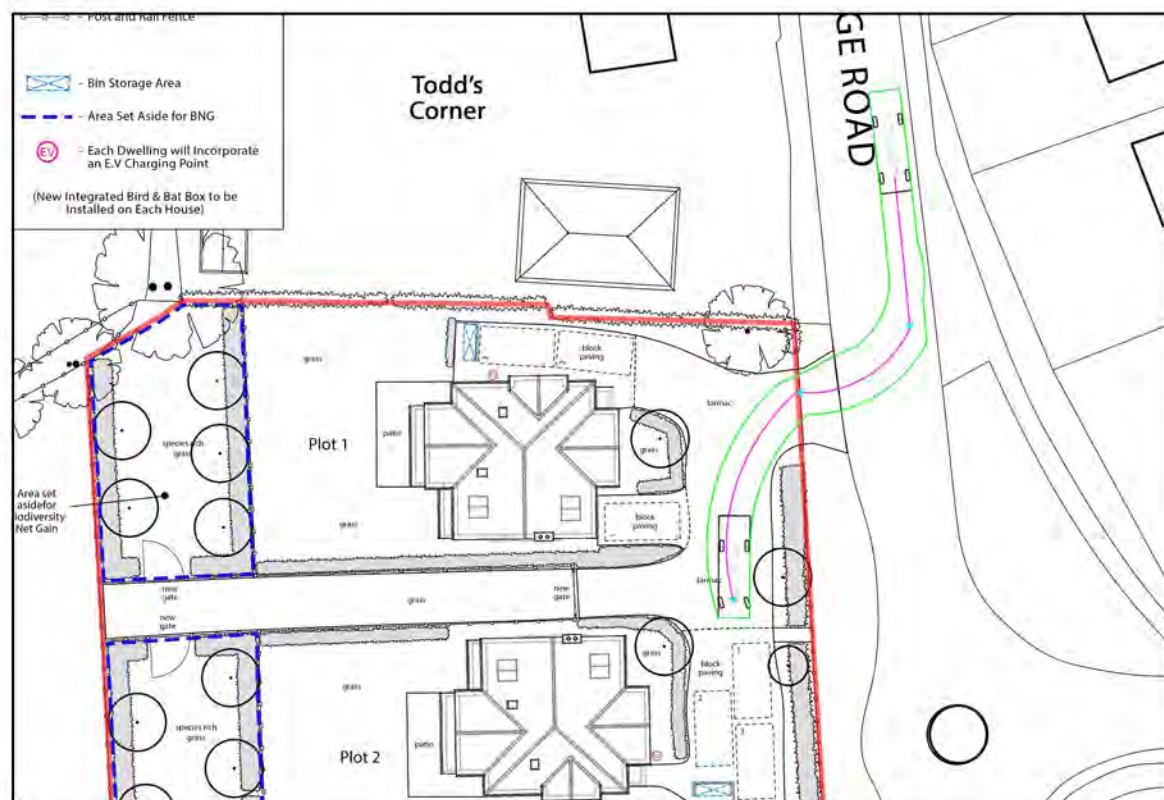
Appendix 4:
Swept Path Analysis Delivery Vehicle- A3 1-500



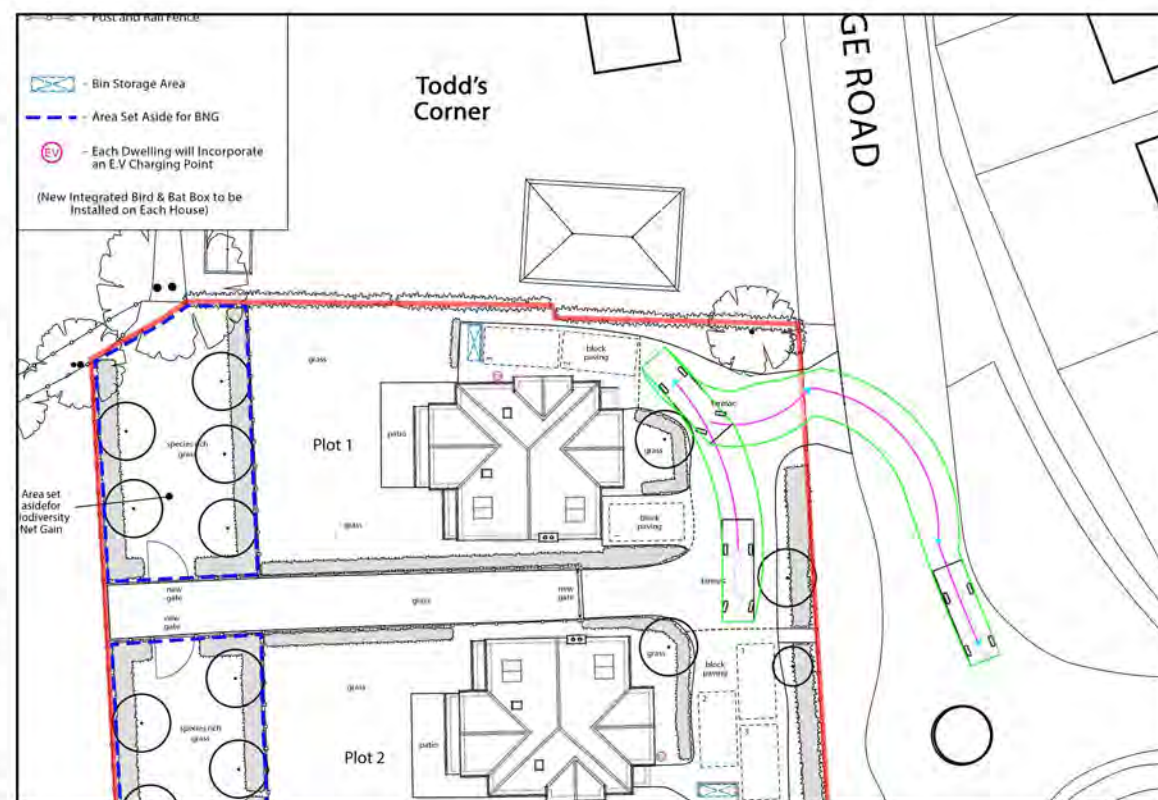
Delivery Vehicle Entering Site from the South



Delivery Vehicle Exiting Site to the North

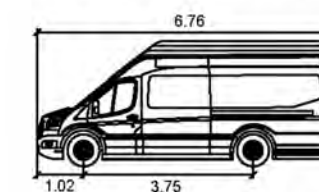


Delivery Vehicle Entering Site from the North



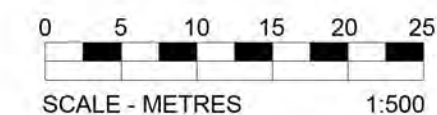
Delivery Vehicle Exiting Site to the South

Delivery Vehicle



Ford Transit 250 (2019)

	metres
Width	2.06
Track	1.97
Lock to Lock Time	6.0
Steering Angle	35.2



Project:

Land Between
Todd's Corner & Shangri-La,
Stevenage Road, Todds Green,
SG1 2JE

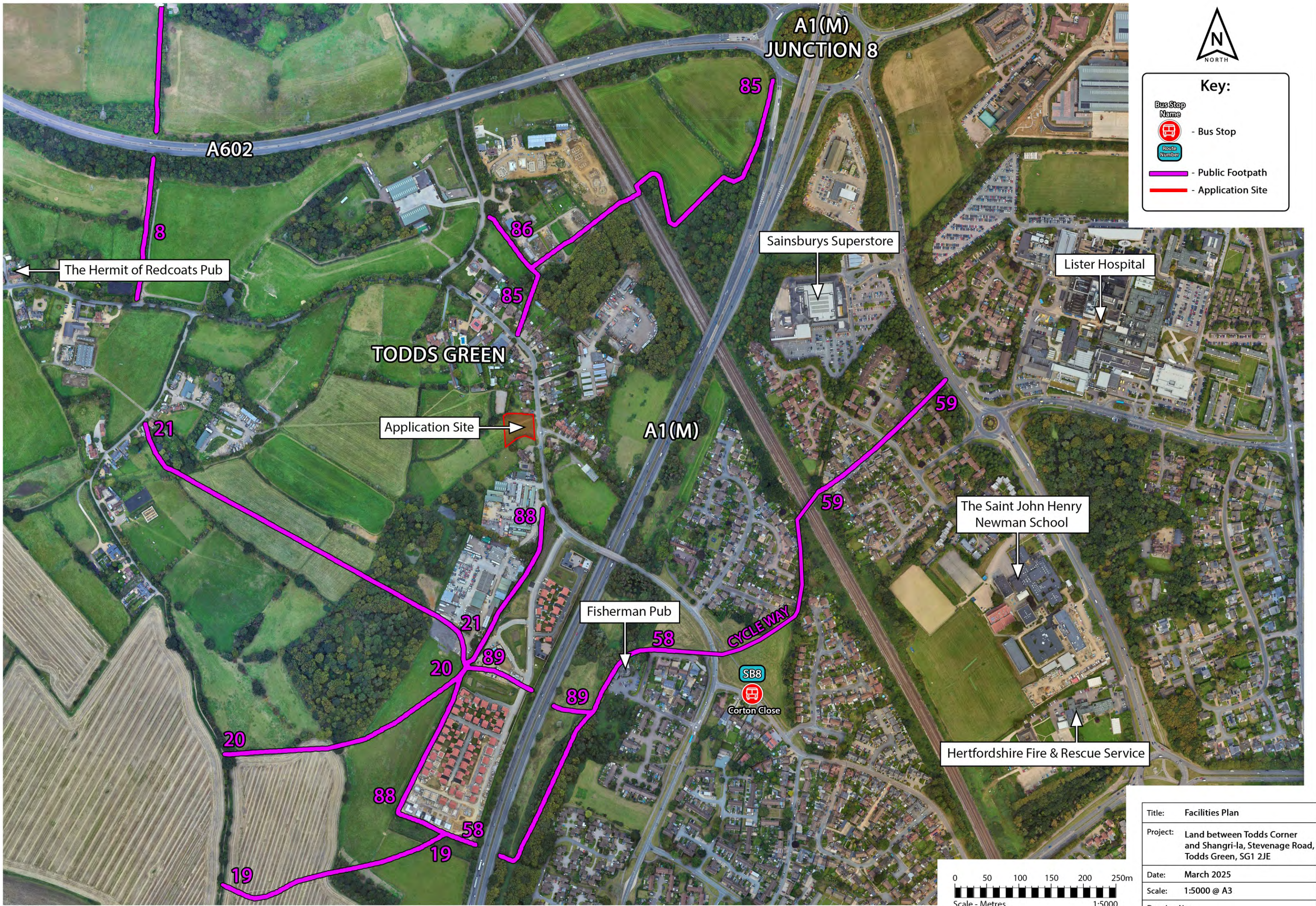
Title:

Delivery Vehicle Swept Path
Analysis

Dwg Size: A3 Scale: 1:500

Dwg No: TM/TG/011/REVISION A

Appendix 5: Facilities Plan



Title:	Facilities Plan
Project:	Land between Todds Corner and Shangri-la, Stevenage Road, Todds Green, SG1 2JE
Date:	March 2025
Scale:	1:5000 @ A3
Drawing No:	