

Date: 27 August 2026

Project No: 406.V58297.00001

Project: 26/00276/FP - LAND OPPOSITE SILVER BALL CAFÉ, REED

Subject: Response to Consultation Comments to planning application

1.0 Introduction

This Technical Note (TN) provides a response to the consultation comments received in respect of planning application 26/00276/FP for the proposed residential development of land opposite the Silver Ball Café, Reed, Hertfordshire.

The comments received on 24th August from Hertfordshire County Council as Local Highway Authority can be summarised as follows:

... the western access in proximity to London Road and therefore require a Stage 1 Road Safety Audit upfront or this access should be removed.

The proposed access points and internal layout must therefore be redesigned to comply fully with P&MPDG (2024), including (but not limited to):

- *Access radii (between 4m and 6m) compliant with current standards, supported by appropriate vehicle tracking analysis*
- *Minimum carriageway width of 5.5 metres*
- *Provision of footways with a minimum width of 2.0 metres on both sides, where appropriate*
- *Visibility in accordance with 30mph speed limit.*

A Construction Traffic Management Plan could be agreed by condition.

2.0 Response to Comments Raised

As requested by the LHA's consultation comment, a Stage 1 road safety audit (RSA) will be undertaken on the site access arrangements, including this junction. Such an audit would normally be secured as part of any S278 or S38 agreement preparation.

The western access is provided with vehicle to vehicle splays of 2.4m x 43.0m such that the full junction of Blacksmiths Lane with the A10 is fully visible.

The site access is located on the northern, thus nearside, of Blacksmiths Lane and hence no vehicle would need to wait in Blacksmiths Lane itself to turn into the site.

The centreline of this site access junction is located more than 33.0m from the stop line of the A10 with Blacksmiths Lane.

The site layout access roads have been laid out as follows:

1. The 2 principal access roads have a carriageway width of 5.5m and a 2.0m footway along the western sides of both respectively.
2. The 2 access roads that run parallel to Blacksmiths Lane comprise shared private drives as they only serve 4 dwellings each. These are therefore not laid out to any adoptable standards.
3. There is a clearly defined separate pedestrian link that runs along the north (dwelling) side of both driveways to serve as the pedestrian route through the site to link with the existing footways to both the west and east of the site on Blacksmiths Lane. This is shown on the drawing attached at Appendix TN/A and as previously submitted.

4. All internal and access junctions are laid out with 6.0m kerb radii. This is shown on the drawing attached at Appendix TN/A and as previously submitted.
5. Visibility splays of at least 2.4m x 43.0m are available on both access points onto Blacksmiths Lane, and these vehicle to vehicle splays are shown on the drawing attached at Appendix TN/A and as previously submitted.
6. The drawing attached at Appendix TN/A confirms the tracking exercise undertaken in respect of the refuse tender.

When preparing the site road layout, due regard has also been taken to the Urban Design Officer's comments to the pre-application submission, which under the section *Roads/Pedestrian Footways* which stated:

....amount of road area reducedand how.... the amount of road area can be reduced (to be classed as P3M1 in the HCC PMPDG Matrix). Roads on the site should be redesigned to create places for people primarily .

The proposed site layout arrange has therefore been prepared to minimise, as far as possible, the footprint of the access roads, but still according with the requirements of the appropriate access road design standards.

It is agreed that A Construction Traffic Management Plan could be agreed by condition.



Appendix TN/A





Notes:

- Drawing is based on Twenty Nine Architects, Proposed Site Plan, ref: PL(90)01 rev P2, dated: October 2025.
- All services and existing utilities are to be accommodated in the new layout.

Legend:

- Pedestrian Route
- Crossing Point
- Shared Surface
- Ramp

DB32 Refuse Vehicle

Overall Length	7.900m
Overall Width	2.400m
Overall Body Height	3.183m
Min Body Ground Clearance	0.388m
Max Track Width	2.400m
Lock to lock time	6.00s
Kerb to Kerb Turning Radius	9.625m

Scale 1:200

0 2 4 6 8 10 12 14 16 18 20m

Rev	Amendments	Date	By	Chk	Auth
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Client
The Turney Trust

Project
Blacksmiths Lane, Reed, Hertfordshire
Access Appraisal

Figure Title
Pedestrian Access and Swept Path Analysis

Scale	See drawing	@ A1	SLR Project No.	406.V58297.00001	
Designed	TS	Checked	PL	Authorised	
			AH		
Date	May 2026	Date	May 2026	Date	May 2026

Figure Number
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