

Access Strategy

Outline Planning Application For Replacement Pavilion At Recreation Ground Orchard Close, St Ippolyts, Herts, SG4 7RH



Introduction

This statement is put forward in support of Outline Planning Application reference 24/01175/OP lodged with North Hertfordshire Council and in response to Hertfordshire Highways comments dated 07 August 2024.

Hertfordshire Highways Concerns & Comments

The access arrangement should include the following.

- **Existing access details**
- **Any improvement to existing access details**
- **Pedestrian access details**
- **Visibility for vehicles and pedestrians**
- **Highway Boundary Plan for access road**
- **Swept path analysis for cars, refuse collection vehicles and delivery vans**
- **Types of sports to be played and likely number of people to use the new pavilion**

Existing access detail

The existing vehicular access is via Orchard Close and details of which can be seen on accompanying drawing numbers LD684 P13 & P14. Pedestrian access to the park comes from various location around the perimeter of the recreation ground and details can be seen on the above referenced drawings.

Any improvement to existing access details

The existing vehicular access will be enhanced with new surface finishes and arrangement. Should outline planning be awarded the Full Plans application will include proposals to demolish the existing Bowls Club changing rooms and ancillary accommodation to allow for new turning areas and parking for club users.

Pedestrian access details

Existing pedestrian access details are shown on drawing numbers LD684 P13 & P14. A Full Plans application will show enhanced details for disability access.

Visibility for vehicles and pedestrians

The maximum speed limit on Orchard Close, which is the only vehicular access route, is 30mph however in reality, due to the layout of the road, the actual speed of vehicles using the road will be much less. The recommended vehicular visibility play for a 30mph road is 43m in both directions. Drawing number LD684-P12 clearly indicates that this is achievable in both directions. Pedestrian access details will be expanded on should a Full Plans Application be submitted. Details shown on drawings LD684-P13 & P14 clearly show existing pedestrian access details.

Highway Boundary Plan for access road

The existing highways boundary is set back from the edge of Orchard Close to allow for access to the local electrical substation, see details on drawing number LD684-P12

Swept path analysis for cars, refuse collection vehicles and delivery vans

Vehicles currently access the bowls club and the existing sports pavilion for deliveries however, as stated elsewhere, should outline planning be awarded the Full Plans application will include a full comprehensive swept path analysis.

Types of sports to be played and likely number of people to use the new pavilion

The current facilities at the recreation ground accommodate both the St Ippolyts Bowls Club and St Ippolyts United Sunday League Football Club and these will continue to benefit from the new facilities.

The Lawn Bowls Club typically has 8-12 participants and they meet once a week.

The Sunday League Football Club typically has around 33 participants once a week.

Conclusion

The proposal seeks to enhance the current facilities and provide a more inclusive experience for all members of the local community. The level of activity is not expected to significantly increase from the current situation, therefore the impact on the local infrastructure will be no more than is currently catered for. In fact, a Full Plans application will seek to prove that the burden on the current road network will be lessened as a result of the proposed development.