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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

Broxbourne Borough Council
Bishop's College
Churchgate
Cheshunt
Hertfordshire
EN8 9XQ

District ref: 07/23/0119/F
HCC ref: BR/16242/2023
HCC received: 29 March 2023
Area manager: Matthew Armstrong
Case officer: Samuel Tearle

Location

WOODLAND STABLES MOBILE HOME COCK LANE HODDESDON EN11 8LS

Application type

Full Application

Proposal

Retrospective planning permission for change of use of land to residential, for members of the Gypsy Traveller community for 7no. static caravans 6no. touring caravans, parking for 12 cars, hardstanding, and associated development 07/23/0119/F

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority recommends that permission be refused for the reasons set out below.

COMMENTS / ANALYSIS

Description of Proposal

A full planning application has been submitted for a retrospective development consisting of 7 static caravans and 6 touring caravans.

Sustainability

The Highway Authority are concerned the proposals offer no sustainable travel opportunities, contrary to the NPPF 112 a, b and HCC Local Transport Plan Policies 1, 2, 5.

The closest bus stop and local amenities & facilities are on the A1170 in Broxbourne which is a distance of approx. 2.2km. This distance exceeds the Chartered Institute Highways Transportation

(CIHT) 'Planning for Walking' which states that 'Walkable Neighbourhoods' must be considered when land use planning for pedestrians, whereby a typical catchment area will be 800m.

There are no footways leading to the site, and the highway is subject to 60mph restricted speed limit with no street lighting and limited grass verge to walk on. Therefore pedestrians would have to route on the carriageway for the full length which represents a highway safety concern.

As the site location is only safely accessible by car, this is contrary to the HCC declared Climate Emergency and the DfT's Decarbonisation Plans.

The HCC Corporate Plan includes the key principles of 'A cleaner and greener environment' and 'Sustainable and responsible growth'. Based on the current application details, the site does not fulfil these requirements.

Conclusion

The Highway Authority wishes to raise an objection due to the above concerns regarding the sustainability of the site in transport terms.

Signed

Samuel Tearle

14 April 2023