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NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

THURSDAY, 27TH MAY, 2021

SUPPLEMENTARY AGENDA

Please find attached supplementary papers relating to the above meeting, as follows:

Agenda No	Item
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| 6. | <u>19/00520/OP LAND BETWEEN CROFT LANE NORTON ROAD AND, CASHIO LANE, LETCHWORTH GARDEN CITY, HERTFORDSHIRE</u>
(Pages 3 - 4) |
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REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Outline planning application for residential development of up to 42 dwellings, all matters reserved but access (as amended by plans and information received 09-06- 2020, 23-07-2020 and 10-12-2020).

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Sam Dicocco

From: Sam Dicocco
Sent: 26 May 2021 16:39
To: Sam Dicocco
Subject: FW: Planning Ref LG10 – Housing on old Norton School Playing Field

Subject: Planning Ref LG10 – Housing on old Norton School Playing Field

I've seen your letter about a Council meeting regarding the subject application, but will not be attending. I would however, like to send you and the Planning Department a suggestion for what I think would not only be an improvement to the proposed plan, but which might also mollify a lot of what I think is justified dissent.

I want to be brief. There is much local opposition to the plan. I am not really in favour of building on the site, but accept that more houses are needed, and also reluctantly accept that building more houses here seems reasonable compared to other potential uses.

One aspect which has received much criticism is vehicular access, and I wanted to offer a suggestion – which in summary is: buy a house / plot between the LG10 site and Norton Road so as to provide direct vehicular access from Norton Road to the LG10 site, **and** close the Norton Road – Croft Lane junction to vehicles to improve general safety along Norton Road, particularly around its increasingly very busy junction with Green Lane.

In more detail:

- The proposed access from the site onto the narrow and picturesque Croft Lane is obviously not ideal. It would involve tight corners, increased traffic on the narrow Croft and Cashio Lanes, and would exacerbate existing difficulties with their and the Green Lane junctions to Norton Road.
- Finding a volunteer to sell a house, which could be subsequently demolished, between the site and Norton Road would enable far better traffic access to the site directly from Norton Road, but any additional cost in net site development should make negligible difference to the site's new house sale prices.
- It has been claimed that another junction onto Norton Road, as I have just suggested, would make Norton Road generally more dangerous. I would thus further suggest that the junction of Croft Lane with Norton Road be closed. It is already a difficult exit from Croft Lane since there is limited visibility of traffic coming from the right, and heavy traffic using Green Lane in the morning and late afternoon periods make it dangerous, almost impossible, to turn right. It would consequently make Norton Road generally safer even with an additional junction between Norton Road and the LG10 site.
- I realise that local residents might object to Croft Lane being closed at one end, even if the open green space there were partially converted to use for vehicle turning and parking for people wishing to visit the pond, orchard, or using the Greenway.

As one such local resident, it seems a reasonable compromise to me.

Mr A Haigh, 8 Cashio Lane, Letchworth, SG6 1AX

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