

20/02412/FP – Land Between 53 And 81 And Land Rear Of 7-53 Waterdell Lane, St Ippolyts

Report updates:

The statutory period has been extended to 29 February 2024.

4.3.2

In the table, the Sustainable Transport (HCC) element Detail and Justification is to be changed to:

“Contribution of £52,000 (index-linked) towards infrastructure contributions towards pedestrian and transport improvements within the vicinity of the site, to encourage more walking and cycling from new residents.”

This is in response to an upgrade to one nearby bus stop on London Road, where it is considered that the Detail and Justification should be amended to the above, to enable the HCC highway authority more flexibility in what the funding would be used for, while remaining within the requirements for planning obligations set out in para. 57 of the NPPF, and The Community Infrastructure Levy Regulations 2010 Regulation 122 (2).

Other matters

Conditions

Condition 18 in Appendix 1 is to be amended to the following:

Prior to the occupation of the dwellings hereby permitted the proposed junction access works shall be provided as identified on the ‘in principle’ Proposed Site Access Layout identified on drawing number 171381-002 revision O and shall include proposed 3.0 metre wide shared footway/cycleway along the development’s frontage along the London Road to include pedestrian crossing points, and pedestrian access improvement to the junction of Brookend Lane as part of the application.

The exact location of the accommodating works such as crossing points and markings will need to be agreed in conjunction with appropriate parties.

These facilities shall meet appropriate accessibility standards and be constructed as in accordance with Roads in Hertfordshire Highway Design Guide.

These works shall be secured and undertaken to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction.

Arrangement shall be made for surface water drainage to the main development access to be intercepted and disposed of separately so that it does not discharge from or onto the public highway.

Reason: To ensure satisfactory development and in order to meet accessibility requirements for passenger services for the development in accordance with Roads in Hertfordshire 'A Guide for New Developments. (section 2 part 1 chapter 9 para 9.4) and to further encourage sustainable modes of transport. In accordance with Policies 5 and 22 of Hertfordshire’s Local Transport Plan. To comply with Policy T1 of the Local Plan.

This update removes a previous requirement to upgrade a nearby bus stop, which can be more appropriately secured through Section 106 contributions.