

Dear Chris

Further to my earlier email (17th Jan 2023) please find attached an updated Transport Assessment from Paul Mew Associates.

In respect of your email dated 1st December 2022:

- A review of the 5-year accident statistics ... is provided in 3.25-3.28 and Appendix C.
- Updated traffic flows matrices are the first 4 pages of Appendix J – these show the origin / destinations of movements on all arms of each junction assessed for the 2035 with and without development.
- Clarification regarding the future year used for the Tempro assessment ... clarified at 6.8-6.9 and the tables below it, 6.21, Appendix J and throughout Appendix K.
- The proposed new footway on Lye Lane including details of any third-party land (i.e. land outside of the public highway) that may be required. Your letter suggests:

“... the new footway needs to be continuous (occasional crossing points permitted), 2 metres minimum width, fully metalled, fully lit and fully kerbed between the site access and West Riding.”

In response, PMA have explained:

“Our report showed that a 2m footpath can be formed within highway land boundary. We showed the OS mapping land boundary that we have found to be reasonably accurate in past experiences and this accords with the highway boundary as supplied by HCC attached.

Trees and bushes have grown up within the highway land such that it is difficult to see the land boundary on site. Some pruning and selective felling of trees may be needed within highway land to accommodate a new footpath. We are not convinced that a fully metalled surface would be practicable with the proximity of tree roots. The provision of a footpath could be made by laying a granular sub base and a graded aggregate wearing course. This would permit natural drainage and would blend in well with the rural nature of Lyle (sic) Lane. Kerbing could be provided, and lighting could be provided using PV cell power units.

The aim of the footpath assessment at this stage is to demonstrate that it is feasible within the land available without encroaching into third party land ownership.

It is not considered necessary to provide detailed engineering drawings at this pre planning stage which at any rate could be made a condition of planning consent.”

PMA’s Transport Assessment and plans show that a safe, convenient and lit footpath can be provided. The lighting will also make cycling on this stretch of Lye Lane (to the shops or to the nearby station), more attractive .. and, of course, safer for existing residents currently living off Lye Lane. Together with the Travel Plan, the proposed lit-footpath demonstrates that this brownfield site can be seen as a sustainable location offering a variety of transport/travel options to local facilities and services.

As there is more than one way to provide an engineering solution, I agree with PMA that a Condition requiring full details of the footpath's design and construction at the Reserved Matter stage is appropriate, when the various options can be considered with HCC. Consequently, the following Condition is proposed:

"No part of the development shall commence until a scheme for the off-site works of highway improvement, including a new footpath from the Site to West Riding has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site."

Please note: an example of the type of SUDS-compliant permeable footpath construction; and a brochure with examples of the off-grid lighting proposed (so, no cables/trenches) are attached separately.

- A copy of the original highway boundary plan for Lye Lane ... is provided at Appendix G based on information supplied by HCC.

Attached:

Transport Assessment, January 2023, Paul Mew Associates

HCC owned land southern

SUDS-compliant Permeable Footpath construction

Solar lighting brochure

I hope you find that the above and attached address your concerns. Please do contact me if you have any questions or comments.

Kind regards
Brian

31st January 2023

Brian Parker
BA MSc MRTPI

MRP Planning
10 Orient Close
St Albans
AL1 1AJ