

From: Hannah Wallis [REDACTED]
Sent: Tuesday, April 9, 2024 1:37 PM
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>;
[REDACTED]
Cc: [REDACTED]
Subject: FW: Section 62A Planning Application: S62A/2024/0032 Land to the West of Mill Lane, Hatfield Heath

Dear Sir/Madam,

Please see the below in relation to the above application.

Kind regards
Hannah Wallis



Unit 3 Brices Yard, Butts Green, Langley Upper Green, Saffron Walden, Essex. CB11 4RT

Tel: [REDACTED] Website: [REDACTED]
[REDACTED]

From: Steve Jenkins <[REDACTED]>
Sent: Tuesday, April 9, 2024 11:53 AM
To: [REDACTED]
[REDACTED]
Cc: [REDACTED]
Subject: RE: Section 62A Planning Application: S62A/2024/0032 Land to the West of Mill Lane, Hatfield Heath

Hi Sam,

See below and attached which should provide everything needed – all of which ECC have already and have agreed.

- **Drawing ITB11347-GA-012 Rev G** - was provided to ECC at their specific request – a request for which they apologised. See [attached](#).
- **Stage 1 Road Safety Audit (RSA) of the Conceptual Treatment of Mill Lane Widening Scheme** - this was provided in Technical Note ITB11347-010A (1 June 2023) - [attached](#). The RSA was completed in March 2023 with the final Designers Response (Ref: ITB11347-011C Stage 1 RSA DTR) completed on 8 September 2023- see [attached](#).
- **Updated analysis in Transport Assessment with up to date accident data** – para 2.5.2 of Technical Note ITB11347-008A (4 November 2022) confirms there have been no recorded injury accidents in the 23-year period records are available. For completeness [attached](#) is a 24-year output from the on-line resource Crashmap – again confirms no injury accidents on Mill Lane or at the junction with Stortford Road in the 24-year period records are available.

- **Updated traffic count on Mill Lane** – As set out in the para 4.4.1 – 4.4.5 Transport Statement Ref: SJ/JO/MS/ITB11347-007C (25 April 2022), since the 2016 traffic count surveys, three additional dwellings have been consented and occupied on Mill Lane, increasing the traffic along Mill Lane and at the Mill Lane / Stortford Road junction. The traffic from these applications was added to the assessment. It is noteworthy that the applications provided additional dwellings on Mill Lane and ECC highways did not object to the proposals.
- **Review of trip generation rates in the technical note** - this was provided in Technical Note ITB11347-010A (1 June 2023) where the 2017 traffic analysis was updated by both general local background growth (to 2025 – Table 3.5) and the additional three dwellings (Table 3.3) that have been built and occupied since the 2016 surveys. The conclusions of the traffic assessment show that (i) the junction of Mill Lane and Stortford Road will easily accommodate the proposed development traffic in the morning and evening peak hours without queuing and minimal delay and (ii) the proposals will result in an increase of 2 two-way trips in the AM peak hour and 4 two-way trips in PM peak hour between the site access and Stortford Road, which results in maximum of an additional trip once every 15 minutes, therefore having a negligible impact on the operation of Mill Lane. ECC have no objection to the application – as per their attached response dated 6 October 2023.

Steve



Steve Jenkins
Partner
for i-Transport LLP

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i-Transport will be attending UKREiIF 2024!



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From: Samuel Bampton
Sent: Monday, April 8, 2024 3:50 PM

To: [REDACTED]
[REDACTED]
[REDACTED]

Subject: FW: Section 62A Planning Application: S62A/2024/0032 Land to the West of Mill Lane, Hatfield Heath

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Hi Steve,

We have had a hold objection on our application to PINS from ECC which I think is purely because they have missed the improvements plan within your technical note.

However, we have also received the attached from PINS

- Stage 1 Road Safety Audit of the Conceptual Treatment of Mill Lane Widening Scheme
 - Updated analysis in Transport Assessment with up to date accident data
 - Updated traffic count on Mill Lane
 - Review of trip generation rates in the technical note

Most of this is covered in your report. However, it doesn't have the Stage 1 Safety Audit in it and I don't believe we updated the traffic count done?

Please the last RSA I can see on email chain is 30th August, did we do anything further? Are you able to quickly cover off the above bits/ point me to the bits of work that already do?

Kind regards
Samuel Bampton



Unit 4 Brices Yard, Butts Green, Langley Upper Green, Saffron Walden, Essex. CB11 4RT

From: Hannah Wallis [REDACTED]

Sent: Monday, April 8, 2024 11:00 AM

To: [REDACTED]
[REDACTED]

Subject: Section 62A Planning Application: S62A/2024/0032 Land to the West of Mill Lane, Hatfield Heath

To the attention of Rachel McKeown,

Dear Rachel,

I note that you have raised an objection due to a missing drawing on the above application. This drawing is within the Revised Highways Technical Note document which was submitted with this application. I have also attached this for you.

I hope this clarification can lead to the removal of the objection. Please let me know if you require any further information.

Kind regards
Hannah Wallis



Unit 3 Brices Yard, Butts Green, Langley Upper Green, Saffron Walden, Essex. CB11 4RT

