

From: James Hammond [REDACTED]
Sent: 30 April 2025 12:10
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Re: S62A/2025/0087 Land between 84 and 108 Ragged Hall Lane, Chiswell Green, St Albans, Hertfordshire

Good afternoon Leanne,

I hope this email finds you well.

I note that consultee responses from both St Albans City and District Council and Hertfordshire County Council as the local highway authority were uploaded to the planning application page yesterday, 29th April 2025.

Importantly, the local planning authority has not raised an objection to the proposed scheme, and their consultation response dated 25 April 2025 cross-references the repeated findings/conclusions of the Inspectorate that the site is in a sustainable location and that the proposed highway arrangement and footway provision is to their satisfaction.

Turning to the response prepared by Hertfordshire Highways dated 25 April 2025, the conclusion section is presented below;

"Conclusion

The application is Outline only with access not being a reserved matter. No comments are provided by HCC on the internal layout of the site. There are concerns with this Outline application as follows:

1. The proposed widening of the road does not meet current HCC standards within its P&MPDG 2024 and would risk blocking the carriageway to larger vehicles seeking to pass, as described above. This is considered contrary to policies 5 and 12 of Hertfordshire's Local Transport Plan 2018.

2. The proposed pedestrian access is considered sub-standard contrary to the minimum width indicated in both HCC's P&MPDG and Inclusive Mobility. This is considered contrary to policies 1, 5, 6 and 7 of Hertfordshire's Local Transport Plan, 2018.

Objections are raised in respect to points 1 and 2 above."

In response, I would like to make reference to the fact that within the LPA's Statement of Case into a previous application relating to the site (application reference 5/2024/0144 and appeal reference APP/B1930/W/24/3345004) dated 27 August 2024, in paragraph 6.42 it is asserted by the LPA that the Hertfordshire's Place and Movement Planning and Design guidance (P&MPDG) that replaced Roads in Hertfordshire in 2024 does not form part of the adopted Development Plan for St Albans City and District. This remains the case as of today, 30th April 2025.

Notwithstanding the fact Hertfordshire's Place and Movement Planning and Design guidance (P&MPDG) has not been formally adopted by St Albans City and District Council, coupled with the fact the proposed highway arrangement and footway provision is to the satisfaction of the LPA (a point I concur with), I can advise that the highway consultant that prepared the associated plans submitted in support of the planning application has been commissioned to prepare revised drawings to proactively address two points raised by Hertfordshire Highways in the conclusion section of the consultation response dated 25 April 2025.

The changes sought by Hertfordshire Highways amount to a very straightforward revision. I will be in a position to share revised plans with you no later than Friday 2nd May 2025. Can you please advise the appointed Inspector that this information shall be forthcoming.

I'd ask that you confirm receipt of this email.

Kind regards,

James