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Mr Sam Davies  
Parish Clerk  
3 Royal Oak Lane  
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Hertfordshire  
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My Ref 16/120/001 PC Consultation response

Dear Sir

### **REDEVELOPMENT PROPOSALS OF LAND OFF HOLWELL ROAD, PIRTON**

Further to the above I would like to thank the Parish Council for assisting with the recent public consultation event. We have now had an opportunity to assess the points raised. I have outlined below the main points raised and our response where appropriate.

- **The proposed style of the roundabout wouldn't be in-keeping with the village (too urban/inappropriate for the countryside).**

We did consider this carefully and it is a balancing act between safety and aesthetics. The roundabout we considered is the best design in terms of addressing highway safety to ensure vehicles approach the new roundabout junction at an appropriate speed which is in keeping with a village location. The low key design would in our opinion would provide a successful solution.

- **Lack of footpath along Holwell Road / safety for pedestrians due to increase in traffic. Is there a potential to extend the footpath in front of the cottages along Holwell Road?**

This again is a difficult problem to solve. The issue has been assessed by our Highway Consultants and the Waterman Group have confirmed that it is not possible to provide a footpath along Holwell Road. There are however pedestrian links through our site running south to provide an alternative and safer route to Hambridge Way. With regard to perceived pedestrian conflict with the parking on Holwell Road, I acknowledge that it is difficult to change people's habits, but what we can offer is a safer walking route through our site to the village centre.

- **Insufficient provision of additional parking for terraced houses on Holwell Rd.**

CALA's layout provides 10 car parking spaces off Holwell Road for existing residents. While this will not eradicate the existing parking arrangement, it will help improve parking pressure and offer a safer location for residents to park their cars.

- **Differing opinions around access for emergency vehicles (some request only for emergency access with locked bollards to prevent residential or construction traffic – while others suggest this could be another access point).**

Again this is a difficult situation. Some of the response would like an alternative access, while those on Hambridge Way are against an alternative access. At the current time we feel that it would be appropriate for only an emergency access from Hambridge Way as approved under the outline application, but again this can be discussed at our meeting.

- **Danger for residents in terraced houses on Holwell Rd, as homes open directly onto the road (with the increase in traffic)**

We are aware of these concerns however this is an existing situation that is very difficult to address as it is outside of our control. I wonder whether it might be appropriate for the Parish Council to approach Hertfordshire Highways to assess to see if there is a solution that may be implementable outside the scope of this application.

- **Inadequate traffic calming measures – more need to be done to accommodate the number of additional vehicles.**

We can discuss this point at our meeting, however I would think this may have more of an urbanising effect as mentioned before that could be considered undesirable.

- **Holwell Road isn't wide enough to accommodate construction vehicles and because it is a single carriageway will not accommodate the additional vehicular traffic.**

A full Construction Management Plan has been developed and this will be submitted with the planning application to show how the development can be dealt with during the construction period. That said Cala are a 5 star house builder and I would be confident that any damages to verges during this period would be rectified.

I look forward to meeting you to go through these points and any other that may have arisen since the exhibition. If you would like to suggest some dates, I would be happy to arrange to come over to meet the Parish Council.

Your faithfully



Mike Lake

CC Cala Homes