

ANNEX 3 – Consultation response from Broxbourne Borough Council

Dear Ms Threlfall

PL10962118 - New access and bridge, between Dinant Roundabout and Essex Road Hoddesdon

You may be aware that this Council has received legal opinion that this planning application properly falls to be determined by Broxbourne Borough Council. Given the contortions of the regulations, I considered that opinion to be clear. I have seen the County Council's counter opinion and have to say that I found it somewhat bizarre and did not agree with the content. Our own barrister has in turn advised that this could only be properly resolved in court.

Given that this Council has always supported the principle of a new crossing at Essex Road, it is not minded to progress legal action in respect of this planning application. I am also now instructing Diane Parsley to register the application in order that it can be progressed. That registration is without prejudice to this Council's belief that it should be the determining Planning Authority and to any action that it may wish to take on any future planning applications where the County Council is not deemed to be the responsible authority for determination.

Notwithstanding the foregoing, a report on this planning application was considered by this Council's Planning and Regulatory Committee on 30th January 2019. A copy of that report is enclosed and I would consequently offer the following comments in respect of the application that are consistent with the resolution of the Committee:

Congestion

Essex Road is severely congested during the morning and evening peaks which is of great concern to this Council. The main cause of that congestion is the signalised junction at Pindar Road which creates back-ups that in the morning peak can extend westwards to the approach to the Dinant roundabout. Implemented in connection with more extensive improvements to the Essex Road corridor, this scheme is considered to be the correct engineering solution. However, in a standalone situation, this Council is concerned that congestion will be exacerbated by the reduction from three lanes to two on the western approach to the roundabout. The solution is for further progress to be made on the wider network improvements and this Council is disappointed that the Essex Road Corridor Study that has been produced by Aecom has not to date concluded on those solutions. Notwithstanding this, it is considered that the results of the Essex Road Study should be reported to your members for their consideration in determining this planning application.

Landscaping

One of the main purposes of this scheme is to create a gateway into Hoddesdon Business Park. However, the application scheme is no more than an engineering solution for a new bridge and connecting link across the New River. In its role as a planning authority, it would be remiss of the County Council to approve the application without a condition that requires a comprehensive landscape plan for the

lands to the north and south of the road. This Council retains some monies that could be dedicated to the implementation of that landscape plan.

Scheme Details

This Council is concerned about the potential environmental impact of the three metre acoustic screen fence along the southern boundary of the new road and would like the height, extent and detail of that fence to be the subject of review through condition. This Council also needs to be convinced that lighting, boundary fencing, signage, external finishing materials to the main structure and the stopping up of the existing road alignment will be of a quality that will provide a major environmental enhancement and gateway on the approach to the Business Park. Please could all of these therefore be subject to condition to enable detailed dialogue to take place between our respective councils to agree the scheme details. Again, this Council may be prepared to dedicate some monies to ensuring that this scheme provides a design and environmental legacy for Hoddesdon.

Conclusion

Broxbourne Council is supportive of this planning application provided that:

1. Substantive progress is made on the design and implementation of measures to reduce traffic congestion along the Essex Road Corridor;
2. The scheme creates an attractive gateway into Hoddesdon Business Park and an environmental legacy for Hoddesdon. Appropriate conditions should be included on any planning permission to ensure this outcome; and
3. That this Council continues to be involved in the detailed design and implementation of the scheme

Assuming that this application is approved we will continue to work with the County Council to achieve both of those ends.

Yours sincerely

Douglas Cooper
Head of Planning and Development