

COLNEY HEATH PARISH COUNCIL

- ✉ **Address:** Highfield Park Visitor Centre, Hill End Lane AL4 0RA
☎ **Telephone:** (01727) 825 314
💻 **Website:** <https://colneyheathparishcouncil.gov.uk>
✉ **E-mail:** clerk@colneyheathparishcouncil.gov.uk



HCC CMP dated 31 March 2023

Item 16 Access

1. Colney Heath Parish Council commented on the access following the pre-construction consultation event held on 4th April 2023. Having considered all the options for routes to the site Colney Heath Parish Council considered the access route should be via Dixons and Tollgate Road turning right into the south end of Bullens Green Lane being the best of what are all sub-optimal routes. This is the route proposed by Taylor Wimpey.
2. However, this route involves a right turn into Bullens Green Lane which is on a blind corner where accidents have previously occurred. To safely turn right the driver has to go partly around the bend to be able to view oncoming traffic towards Welham Green. Traffic regularly exceeds the 30mph speed limit in this direction. The vehicle in this position to make a very sharp right turn. This may require the vehicle to be reversed which may not be easy if vehicles have backed up behind.

This is a very serious safety hazard. A risk assessment/ mitigation is required to ensure that all vehicles negotiate this turn safely e.g. driver briefing, signage before the junction, a traffic marshal etc.

3. There is no statement regarding the recovery route if a construction vehicle misses the right turn into Bullens Green Lane.

It is likely that the driver would attempt to take the next turning right i.e. into Fellowes Lane. HCC have not proposed Fellowes Lane to be closed except for access.

On street parking and the geometry of the curve at the start of Fellowes Lane limits the available carriageway and would likely prevent HGVs and articulated vehicles from proceeding, resulting in vehicles having to reverse back onto Tollgate Road. Given the frequent excess speed of traffic along Tollgate Road this would be a very serious safety hazard.

The alternative that might be chosen by a driver is to proceed to the roundabout on the cross roads of Tollgate Road/Coursers Road/High Street and Roestock Lane. This junction is limited in diameter. HGV's and articulated vehicles would have great difficulty in doing a U turn and doubling back along Tollgate Road.

The driver may attempt to turn right along Roestock Lane and then attempt to access the site via the north end of Bullens Green Lane which will be closed. The vehicle would then either need to turn around or ignore the closure and proceed down what is effectively a single lane due to cars parked on both sides of the road.

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Item 18c egress

4. The proposal indicates egress from the proposed temporary access on Fellowes Lane will be via Fellowes Lane to Tollgate Road.

On street parking at the curved start of Fellowes Lane limits the available carriageway and could prevent HGVs and articulated vehicles from proceeding.

Item 18d wheel washing

5. Wheel washing will certainly be required and this should be defined before approval.

Item 21 suspension of parking bays

6. No drawings appended to the document issued so not clear where the bays are.

COLNEY HEATH PARISH COUNCIL
13/06/2023