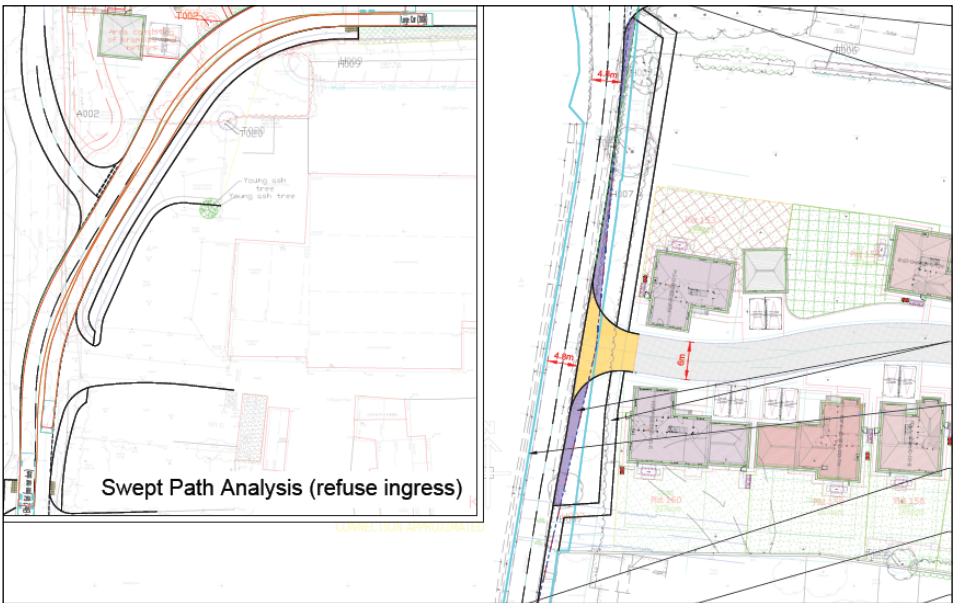


# KILLINGDOWN FARM, CROXLEY GREEN, HERTS



## OVERVIEW

**CLIENT**  
Hill

**SECTORS**  
Residential

**LOCATION**  
Croxley Green

**PLANNING AUTHORITY**  
Three Rivers District Council

**HIGHWAY AUTHORITY**  
Hertfordshire County Council

**PROJECT TEAM**  
Carter Jonas  
RPS  
Landmark Chambers

**PROJECT MANAGER**  
Stephen Kemp

**PROJECT DIRECTOR**  
Daniel Ekstrand

**RELATED PROJECTS**  
Oakhill House, Hildenborough



## PROJECT

We were instructed by Hill to provide transport planning consultancy services in support of a detailed planning application for the development of approximately 7.50 Ha of land for the demolition of existing buildings for residential development (160 dwellings in total), together with car parking, landscaping, and other associated works.

## APPROACH

We prepared a Transport Assessment (TA) to demonstrate the compliance with the relevant transport planning policies, having previously undertaken a comprehensive scoping exercise with Hertfordshire County Council (HCC) as the highway authority and successfully agreed a carriageway width of 4.8m (as opposed to the 5.5m typically required for this quantum of dwellings).

The application was submitted to Three Rivers District Council (TRDC) and validated. The scheme did not constitute an EIA (Environmental Impact Assessment) within the context of the Town & Country Planning Regulations (2017). HCC raised no objection to the proposals on transport or highway matters and the application was recommended for approval by TRDC planning officers. Notwithstanding this, an independent review of our TA was instructed by the District Council which found that our assessment was sound. Nevertheless, the application was refused by members at the planning committee meeting and one of the reasons for refusal referenced the "widened vehicular and pedestrian access and widening of Little Green, together with the intensification of use of Little Green Lane". Our client wanted to appeal the decision, so we proceeded to agree a Transport Statement of Common Ground with HCC and Daniel prepared his Proof of Evidence, which included responses to third parties.

## OUTCOME

The appeal was allowed and planning permission granted, subject to conditions.

