



# Datchworth

## PARISH COUNCIL

SERVING THE COMMUNITIES OF DATCHWORTH, BULLS GREEN, BURNHAM GREEN & HOOKS CROSS

### Datchworth Parish Council Briefing Note

<p>Agenda item heading</p> <p>Knebworth Parish Council (NHDC Local Plan allocated development site KB4)</p>	<p>Date</p> <p>23<sup>rd</sup> January, 2024</p> <hr/> <p>Committee/ Working Group</p> <p>Planning</p>
<p>Why</p> <p>Item PCM11/04 of Novembers' full council meeting was informed of an invitation from Knebworth Parish Council (KPC) to pursue a joint strategy regarding matters of highways and access. A meeting was to be arranged with representatives from both Councils and took place on 16<sup>th</sup> January, 2024.</p> <p>The purpose of this briefing note is to inform Council of the background, discussion and to seek agreement on the way forward.</p>	
<p>How (including Time and Money)</p> <p>The <u>background</u> is that NHDC local plan identified a number of new housing site allocations, including site KB4 on the east side of Knebworth village, closest to Datchworth. This new housing allocation was defined as capable of accommodating up to 200 new dwellings.</p> <p>A planning application for 230 dwellings was initially submitted and then withdrawn by the applicants, to be replaced by the submission of a new outline planning application for 200 dwellings. Datchworth Parish Council (DPC) formally objected to the scheme in July, 2023 primarily on the justifiable grounds of access (both increased volume of traffic likely use Datchworth as the shortest route south from the development site, and the inability of Datchworth residents to access to Knebworth community facilities such as the Post Office, pharmacy and doctors through closure of Swangleys Lane south of Old Lane and closure of St. Martins Road). This planning application remains outstanding and a decision has yet to be made by NHDC.</p> <p>KPC initially discussed the idea of a relief road to the east of Knebworth village in October, 2023 and resolved to seek support for the principle from other stakeholders including DPC. KPC's primary purpose in putting forward the idea of a relief road is an alternative to finding consensus on a suitable traffic management scheme to relieve congestion in High Street, which seems to have faltered at present.</p>	



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KPC consider a relief road would solve the High Street congestion issue.

From the DPC perspective, a relief road could well provide the opportunity to address our concerns expressed with regard to access arrangements proposed with the current planning application for site KB4 (i.e. preventing significant additional traffic movements through Datchworth and, if properly designed, maintaining an access route to community facilities in Knebworth).

The idea of a relief road is at a very early stage and would need to go through many key stages (public consultation, agreement by stakeholders including landowner, Hertfordshire Highways, planning and design, source of funding, etc.).

When

At this stage, KPC is seeking comment from DPC on the principle of a relief road and whether we should 'join forces' to take the matter forward?

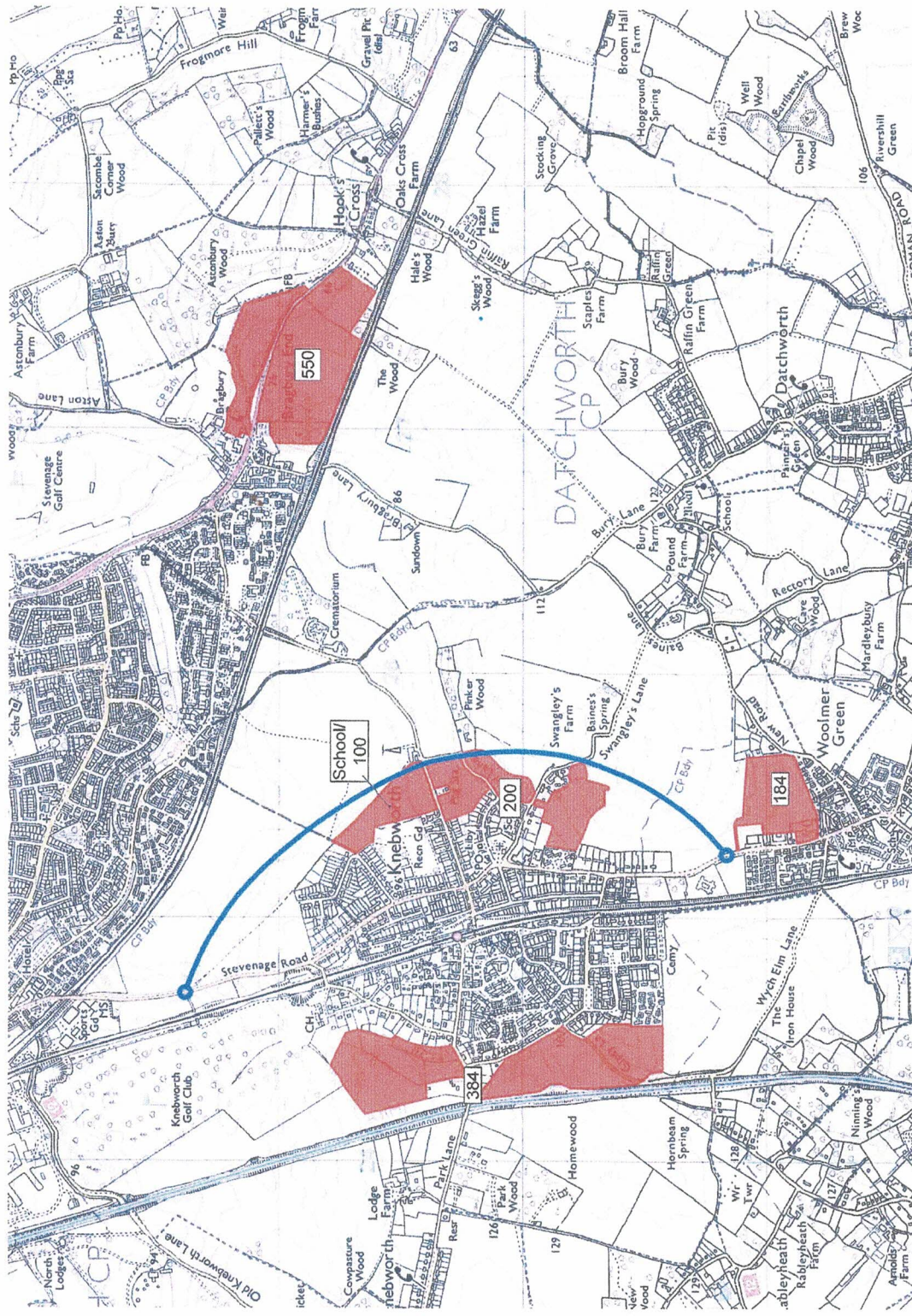
Two members of DPC planning committee met with two key members of KPC on 16<sup>th</sup> January, 2024 and discussed the principle which, it was agreed, would be put before DPC full council.

A conceptual road route has been supplied by KPC and is attached at the foot of this briefing note, although this is really only indicative at this early stage.

Councillors are therefore asked to consider the following as a response to KPC:

1. That DPC agree to be part of the discussion group of interested parties;
2. That DPC supports the broad initiative subject to further detail becoming available;
3. That DPC suggests the discussion group should press for the withdrawal of the current planning application for 200 new dwellings on site KB4 and that the submission of any new planning application should be discouraged until satisfactory access and highway arrangements have been integrated into any future development scheme.

DG



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Rev:	By:	CHK:	Date:	Description:

**Legend**

- Indicative relief road
- Red sites and number of homes, aggregating over 1300 new homes as allocated in Local Plans will substantially increase traffic on roads within Knebworth Parish.

Indicative relief road  
 (All junction and access details to be agreed)

Red sites and number of homes, aggregating over 1300 new homes as allocated in Local Plans will substantially increase traffic on roads within Knebworth Parish.

Project: Relief Road Knebworth Hertfordshire		Scale: 1:25000	Size: A4
Drawn: JG	Checked: 4.8.23	Date: 1:25000	Revision: A4
Title: Indicative Knebworth Relief Road		Project No: 2734	Drawing No: SK01

**PRELIMINARY**



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