

Bishop's Stortford North (BSN) Western Access

Prepared by the Bishop's Stortford North Consortium (BSNC)

- (a) Bishop's Stortford Masterplanning Study (2005) and Bishop's Stortford Transport Study (2006) identified an access strategy for the BSN site. This was used as a 'starting' point for the consideration of the access strategy together with a volume of work which had been undertaken in the previous 10 or so years to support earlier planning applications.
- (b) Discussions held about the modelling requirements and access strategy in late 2011 early 2012 with officers of EHDC, HCC and the Highways Agency. At the same time, the BSNC held internal meetings reviewing transport and access matters allied to master planning and other technical and environmental surveys/work. Discussed the idea of an A120 instead of Hadham Road access but policy issues arose, especially seeking 2 new junctions on a primary route.
- (c) Comments made at the first community consultation event about the possibility of not having an access off Hadham Road and to consider the potential for a 5th arm from the Tesco roundabout and direct from the A120.
- (d) Meeting held with HCC on 7 May 2012 when WSP tabled ideas for alternative access solutions which included the potential for a 5th arm from Tesco Island (2 options). These ideas were considered but rejected for design, safety, policy and other reasons.
- (e) Summer 2012 further discussions with HCC about Hadham Road junction design. Preference for a roundabout because it would 'work better' than traffic lights (i.e. not impede flows).
- (f) Summer 2012 the roundabout design for the Hadham Road worked-up for detailed testing modelling (including the paramics model). Information available at the September 2012 consultation event.
- (g) Autumn 2012 noise and air quality assessments undertaken to test the impact of the development, including the Hadham Road junction, on the environment including the residents adjacent to the BSN site. Takes into account the predicted traffic flows.
- (h) Autumn 2012 detailed design worked up for the planning application. Further refinement in Spring 2013 as part of the hybrid application including matters such as landscaping the area between what would be the old and new carriageways of Hadham Road.
- (i) Adverse comments on Hadham Road access first received from local residents in June 2013 (none in March 2013). Discussion held with representatives of BSGRAG after the Planning Panel in July 2013 to explain what work had been undertaken and why the Hadham Road access was being proposed. Subsequent e-mail exchange on the matter when the petition was being proposed (Summer 2013).
- (j) Post resolution December 2013, gone through the material again as requested by EHDC Members. BSNC also note the HCC response to the petition from BSGRAG.