

FREQUENTLY ASKED QUESTIONS

What is Bloor Homes doing in Radlett?

Bloor Homes is currently building a new housing development, Harperbury Park in Radlett.

Why is Harper Lane closed?

Harper Lane is being closed in order to install a signalised junction at Harper Lane/Watling Street in Radlett. The nature of the works means that without a closure, the contractor working on behalf of Bloor Homes cannot undertake the installation of the junction

When will the Road Close?

The road will be closed from August 3rd 2020 until December 17th 2020

Why was the closure agreed?

Following previous roadworks at the junction, between the works promoter and Hertfordshire County Council it was deemed appropriate to mitigate the impact to road users by closing Harper Lane and use two way temporary traffic lights on Watling Street when required. This approach reduces waiting times, originally caused by having three way temporary traffic lights. The temporary traffic light scheme is not a representation of how the final junction will operate.

What works are being undertaken in Phase A?

Dates: 03/08/2020 – 21/08/2020

Traffic Management: Road closure of Harper Lane and temporary off-peak two-way lights on Watling Street.

Works: Removal of white lines and splitter islands, carriageway safety improvements for re-directed traffic flows.

What works are being undertaken in Phase B?

Phase B: Dates: 24/08/2020 – 04/12/2020

Traffic Management: Road closure of Harper Lane, free flowing two-way traffic on Watling Street with reduced speed and infrequent use of temporary two-way lights on Watling Street (as required).

Works: Major service diversions and installation of new service provisions, carriageway widening, installation of permanent traffic signals and central traffic islands, new safety railings, retaining features and highway drainage alterations.

What works are being undertaken in Phase C?

Dates: 07/12/2020 – 17/12/2020 Traffic Management: Road closure of Harper Lane, free flowing two way traffic on Watling Street with reduced speed and infrequent use of temporary two-way lights on Watling Street (as required), infrequent night time working. Works: Final tarmac surfacing, white lining, snagging and remedial work, safety audit.

Why is this work being done now and what will be different this time?

Work started earlier last year. During the early stages the developer's contractor uncovered previously unidentified statutory undertaker's equipment that requires diversion. Unfortunately, during this time the works were left unattended and the temporary traffic management caused considerable delays. Local residents were concerned that the permanent traffic signals will operate similar to the temporary layout. However, the temporary traffic lights used in the construction phase will in no way replicate the operation of the permanent scheme. The permanent scheme includes additional road width to allow for the introduction of left and right turn filter lanes and the latest 'MOVA' system which will optimise capacity and minimise delays. To overcome the resident's concerns, we will introduce a temporary layout which could be permanently constructed or removed if unsuccessful.

How was the diversion route agreed and is it appropriate?

The diversion route for this closure was agreed in order to accommodate the type of traffic along the most suitable category of road.

Many people may find other local routes that are not part of the official diversion route and we are unable to stop drivers from using these routes. Misuse of routes by prohibited vehicles i.e.: where there are weight restrictions, or speeding vehicles, should be reported to the Police to enforce.

What has been done to avoid a total closure?

Both Bloor Homes and Hertfordshire County Council have worked hard to find alternatives that might have avoided the total closure of the road and for such a long time.

The impact to road users who will pass through the junction during the road works has been considered and by ensuring only two way temporary traffic lights are used reduces the congestion by shorter waiting times.

Why is this closure taking so long?

To facilitate the widening of Watling Street on both east and west sides, numerous service diversions must take place including a strategic water main, medium pressure gas main and high voltage electric cables to name a few. This list is not exhaustive but due to the congestion of existing apparatus within the verge and footway, only one diversion can take place at a time.

Why isn't HCC providing a separate pedestrian Bridge?

The scheme to introduce traffic signals at the junction of Harper Lane with Watling Street is considered reasonable in terms of the normal planning tests, that of, necessity, scale and directly related to the re-development of Harperbury Hospital.

As part of the planning process, HCC in its role as highway authority engaged in extensive pre-application discussions with the Bloor Homes. Bloor Homes highlighted the historic problems with the junction. In line with normal planning practice the Transport Assessment identified a series of off-site highway measures including a major upgrade of the Watling Street junction. Any measures provided in support of a development have to be reasonable in scale. Although most off-site measures offer wider highway benefits, they are primarily delivered to accommodate the impact, and, provide for the needs of the new residents.

Bloor Homes demonstrated it had included appropriate mitigation to support the proposed development and satisfy all highway requirements to deliver a Local Transport Plan compliant development.

A wider or additional footbridge would provide a superior solution, but unfortunately, both options are significantly more expensive. Bloor Homes has demonstrated it can deliver a planning compliant scheme therefore any additional cost would have to be secured from other sources. Without any certainty that the additional funding can be found HCC supported the construction of the proposed junction.

What measures have you taken to minimise the delays to road users?

The closure of Harper lane at the junction of Watling Street will allow two-way off peak temporary traffic signals to be used to control traffic on Watling Street, for the alterations to the carriageway. The closure will then allow the rest of the works to continue whilst maintaining two-way traffic flow on Watling Street, opposed to three-way temporary traffic signals for the duration, which caused disruption when the scheme originally began last year.

Why aren't you working longer hours to keep the overall duration down?

Due to the nature of the works, they need to be carefully phased and sequenced, this limits the length of the working day. At times work will be carried out during both day and night. HCC and Bloor Homes will however be monitoring the operations and progress on site, and will be reviewing the scheme constantly to see if savings on the duration of works can be made

How will the works be inspected?

Hertfordshire County Council's Development Management Implementation (Highways) team has designated an inspector who will visit regularly to closely monitor Bloor's contractors.

Is there access for pedestrians and cyclists?

Pedestrians and cyclists may pass through the closure when the workforce determine it is safe to do so.

Will emergency services vehicles be affected?

All emergency services have been notified of the proposed closure and have their own plans in place to manage the situation. This will be kept under constant review. During working hours, emergency vehicles will be assisted through the closure if they request it and it is possible.

How will school and local bus services be affected?

Arrangements have been made through Hertfordshire County Council's team.

What is Bloor Homes contributing to the community in exchange for building this development?

In addition to much needed housing in the area, Harperbury Park will also provide over £1.5million of funding through the Community Infrastructure Levy (CIL) for improvements to the local area. This will support schools, sports facilities, GP surgeries, transport and youth projects in the community.

Is pollution being monitored around Woods Lane by Bloor Homes?

Pollution is monitored by Hertfordshire County Council



Contacts

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