



Photo 1: Norfolk House enjoys Roadway access which is protected by legal rights-of-way; proposed development over Roadway leaves inadequate space to meet CoL Highways requirements, for traffic leaving/returning to Trig Lane, a public highway.

City of London Standard Highway and Servicing Requirements for Developments states:

“12.4 All vehicles must enter and leave the site in a forward gear. Service or car parking bays requiring vehicles to reverse in from or out onto the street are unacceptable on road safety grounds.”

Vehicles enter and leave the site from Trig Lane, a public highway, so this rule applies.

Following development, the space left between the two buildings makes Section 12.4 impossible to fulfil.

Application 20/00214/FULMAJ is incomplete. A Statutory Consultee report from CoL highways is missing because the Applicant chose not to offer a design for the Roadway.

The Applicant's agent wrote on 12 June 2020, "... vehicles are currently unable to both enter and exit Trig Lane in forward gear ". This is a lie. Residents have been turning on the Roadway and joining Trig Lane in forward gear daily for over 20 years.

The Applicant also wrote, ".. NHRL do not have access rights .. in this location .. or its use for manoeuvring." This is also untrue. Norfolk House residents have a Headlease that grants rights-of-way over the Roadway that is marked and identified in the Headlease.

The Applicant has not entered a genuine consultation process: see NHRL Objection letters 5 April, 18 June and 6 July 2020.

