

From: Stephen Hinsley , Stephen Hinsley Planning  
Subject: RE: Welwyn and Hatfield LP - site OMH 9, The Avenue  
Date: 16 March 2021 at 16:33:29 GMT  
To: Louise St John Howe <louise@poservices.co.uk>

Hello Louise

You will recall at last week's hearing there was discussion about the width of our access to the site. I thought the width was about 4.5m, guessing from a map, but we have had it re-measured on the ground and there is over 6m available for its whole width, with over 12m at the junction with The Avenue.

Mr Collier from Herts Highways indicated that at 4.5m the access would only be suitable as a "private drive" to serve up to 5 dwellings. As I say the width is over 6m but in any event I have checked the Council's standards and table 4.1.1.1 of the attached Design Standards document indicates that a 4.1m wide shared access would be suitable to serve up to 50 dwellings. Of course I realise that because The Avenue is not Highway, that our driveway cannot be adopted Highway, but nevertheless we have the width to provide a safe access to "adoptable standards" to serve our anticipated development of up to 12 dwellings. In other words our proposal would not breach the test in the NPPF with regard to highway safety.

I would be grateful if you would pass this note and attachment to the Inspector in order to assist him in his deliberations.

Kind regards

**STEPHEN HINSLEY BA Hons MRTPI  
DIRECTOR**

For and on behalf of  
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