

HCC – Highway Authority

Correction from points made within the examination.

Re access and technical highways issues relating to the capacity of site OMH9. The sites access can accommodate up to 25 dwellings, not the limit of 5 as presented in the examination.

The limitation of 5 dwellings comes from design guidance for a single driveway type access of a width only able to accommodate one way movement, and upon review of the available widths of access, clearly the promoter can deliver an access route with two way movement.

The promoters indicated a minimum width of 4.5 meters. As set out in our guidance Roads in Herts, this can serve up to 100 dwellings (with additional space required for pedestrian/cycle facilities). For the site OMH9 I'd assume it's going to be a shared environment (i.e. no footpaths or segregation) in which case our current guidance following national shared space reviews is a maximum of 25 dwellings, moot point they can certainly serve the 12 promoted with scope and flexibility of any normal site.

Further work is being undertaken with the promoter for other highways issues and a further response is likely on those matters.

As such, please disregard my statement that the site is limited to 5 dwellings, as set out above this is not the case.

Regards

Anthony Collier, Local Plan and Strategic Development Assistant Manager