

Note to inspector regarding site OMH6 on behalf of Hertfordshire County Council as the Highway Authority

Welwyn Hatfield Local Plan

Examination of the Welwyn Hatfield Local Plan 2013-32; Following hearing sessions in Spring 2021

Oaklands and Mardley Heath OMH6

Following the examination sessions that included discussions around deliverability of sites situated within Oaklands and Mardley Heath, notably OMH6. It remains the position of the highway authority that site OMH6 is not deliverable. This remains due to technical constraints associated with the existing private roads serving the area.

The issues relating to the delivery relate to the issue of no adopted publicly maintained highway that could provide a clear point of access. The existing roads are privately maintained, and the ownership and/or arrangements to enable access have not been presented, in effect requiring third party land for delivery. The nature of these routes are also extremely challenging, and whilst no detailed surveying of the routes has been undertaken or presented, the widths of the route are significantly constrained along the length, and in several places by private properties. Minimum widths for vehicle access, pedestrian and cycle provision to current standards are not deliverable for a site of this scale.

Our position has been presented in the commentary provided over the examination of the plan. Throughout the plan and including the time from the recent examination to now, no evidence or approach has been presented to us to resolve the issue from the promoter or other stakeholders.

As such we must conclude that the site remains undeliverable in highways terms.

Anthony Collier

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