

Alastair Gaisford

From: Mead Kay <Kay.Mead@eastherts.gov.uk>
Sent: 26 April 2016 16:40
To: Alastair Gaisford; 'Roger Flowerday'
Cc: Alexander Gillington; Robert Davies; Juliet Cromack; Matthew Armstrong
Subject: RE: Mangrove Road

Alistair,

I am happy for you to include this representation within your draft Statement of Common Ground as stating the Highways 'in principle' position in relation to your site.

I look forward to receiving your full draft SoCG shortly.

Many thanks.

Kind regards,

Kay

Kay Mead (Mrs), BA (Hons), Dip TP, MRTPI
Principal Planning Officer, Planning Policy

Direct Dial: 01992 531625
East Herts Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ
kay.mead@eastherts.gov.uk
www.eastherts.gov.uk
Days of work: Tuesday, Thursday, Friday and every other Monday

From: Alastair Gaisford [mailto:████████████████████]
Sent: 26 April 2016 16:05
To: 'Roger Flowerday'
Cc: Alexander Gillington; Robert Davies; Mead Kay; Juliet Cromack; Matthew Armstrong
Subject: RE: Mangrove Road

Roger,

Many thanks for your email.

Kay – I trust that this email can be taken as confirmation from Highways that the proposal is acceptable in principle. Please could you confirm.

Regards

Alastair Gaisford
Senior Surveyor



From: Roger Flowerday [<mailto:> [REDACTED]]
Sent: 26 April 2016 15:38
To: Alastair Gaisford
Cc: Alexander Gillington; Robert Davies; Mead Kay; Juliet Cromack; Matthew Armstrong
Subject: RE: Mangrove Road

Alastair,

Having read through the attached Transport Statement I feel it fairly accurately outlines the issues which need to be considered from the Highway Authority's perspective, these being the site specific access arrangements and wider cumulative impact of developments in general on the highway network in Hertford and specifically the A414.

The current proposals show a new access onto Mangrove Road, whilst there are some obvious constraints including junction spacing, carriageway width, footway width and visibility etc. it would appear that these issues are feasible to overcome.

As alluded to in the Transport Statement, one of the main concerns of Hertfordshire County Council, as Highway Authority, is the potential impact of any development on the A414 through Hertford, both from this individual site, and from other locations in the town. In this respect, it would be for the developer to demonstrate as part of a Transport Assessment that there would be no adverse impact on the highway in particular on the A414.

Based on the current proposed growth for Hertford we are reasonably confident that the development proposed can be accommodated in the short/medium term although in the longer term a wider solution for the A414 will be required. As such we would envisage that this development would need to contribute towards a wider A414 solution.

I trust the above is sufficient at this stage.

Regards

Roger Flowerday
Development Manager

Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG13 8DN
T: [REDACTED] | W: www.hertsdirect.org/highways

From: Alastair Gaisford [<mailto:> [REDACTED]]
Sent: 25 April 2016 11:59
To: Roger Flowerday
Cc: Alexander Gillington; Robert Davies
Subject: RE: Mangrove Road

Dear Roger,

It was good to speak with you last week.

As requested please find attached an indicative plan showing how the site might accommodate 65 dwellings as well as the Transport Statement prepared by Mott Macdonald in 2014 which comments upon potential access arrangements and annual trip generation estimates for a 50, 65 and 80 unit scheme. The Transport Statement has previously been provided to East Herts in 2014 to inform their East Hertfordshire District Council Delivery Study (July 2014).

As discussed, we are preparing a pack of information for Kay to go out later this week so if you could endeavour to provide confirmation that the proposals are acceptable in principal by the end of Wednesday we would really appreciate it.

Alastair Gaisford
Senior Surveyor



Gerald Eve LLP
72 Welbeck Street London W1G 0AY
www.geraldeve.com

From: Alastair Gaisford
Sent: 21 April 2016 17:22
To: [Redacted]
Cc: Alexander Gillington; Robert Davies
Subject: Mangrove Road

Dear Roger,

I have been given your details by Kay Meade, the principal planning officer at East Hertfordshire Council.

Kay has asked me to contact you in relation to a site at Mangrove Road, Hertford. Please see the attached site location plan. The Site is likely to be considered favourable for inclusion in the Submission Draft District Plan as a site allocation for around 50 – 65 dwellings and would be expected to come forward for delivery within the first five years of the plan period (2017 – 2022).

Kay asked me to contact you to seek confirmation from Hertfordshire Highways that the proposal is acceptable in principle.

Please can you confirm what additional information you need to provide the confirmation if any?

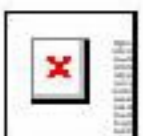
Kay has set us a deadline of next Wednesday to provide confirmation.

Regards

Alastair Gaisford
Senior Surveyor



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