
From: Mark Cornell [mailto:mark.cornell@hertscc.gov.uk]
Sent: 30 January 2009 11:35
To: Richard Seamark
Cc: Chris Simpson
Subject: Re: Bishop's Stortford Golf Club

Good morning Richard

I have a copy of your letter and plan. I make the following comments on behalf of the highway authority without, of course, prejudice to the thoughts and considerations of the planning authority and further consideration of detailed proposals that may be submitted through the planning process.

My initial thought is that I do not see any fundamental problems with a residential development. The accesses onto Manor Links have clearly been retained for future development. Visibility would appear to comply with Manual for Streets requirements. I cannot be specific in respect of existing capacity of the existing roundabout junction of Manor Links with Dunmow Road and in fact would require any formal submission to be accompanied by a capacity assessment undertaken by the prospective developer. I would not anticipate particular issues though unless you are proposing an extremely high density development which given the location and surrounding development I doubt.

For your information HCC require any development over 100 units to be supported by a formal Transport Assessment and over 50 units, a Transport Statement. In each case consideration must be given to the sustainability of the site in terms of modes of transport.

In addition I would direct you to the following link for information on S106 contributions.

<http://www.hertsdirect.org/infobase/docs/pdfstore/planobsjan8.pdf>

I hope this information proves helpful. I would be pleased to comment again should this possible development proceed further.

Kind regards

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