

Our Ref: T16 044

11 January 2018



Mrs L St. John Howe  
Programme Officer  
North Herts District Council  
Council Offices  
Gernon Road  
Letchworth Garden City  
SG6 3JF

Dear Louise

**Examination of the North Hertfordshire Local Plan 2011-31  
Representation 3771**

Hill is promoting the development of draft allocation HT5 Land at Grays Lane and Lucas Lane and submitted representations in support of the draft allocation to the Proposed Submission Plan.

The first bullet point of HT5 seeks improvements to Grays Lane to provide access to Sites HT5 and HT6 whilst maintaining appropriate access to Bridleway Hitchin 004 and Byway Open to All Traffic Hitchin 007 (BOAT). Our representations to the Proposed Submission Draft included an Access Report demonstrating how HT5 could be accessed from Lucas Lane.

Since then, we have been liaising with Manor Oak Homes the promoters of Site HT6 with regards to the potential for a single access to serve both HT5 and HT6. Agreement has been reached between the parties on how such an access arrangement could serve both sites. That access arrangement, which is shown on JPP Consulting Drawing No.s T7549PM-TA40A and T7549PM-TA42 enclosed with Armstrong Rigg's letter of 10<sup>th</sup> January 2018 on behalf of Manor Oak, proposes the continuation of Grays Lane into Site HT5 and then a "T" junction providing access into Site HT6. This arrangement also provides for access to the 2 properties on Crow Furlong, Lucas Lane (the BOAT) and access to the Bridleway to the north.

Site HT5 remains available for development. Suitable access can be achieved from both Lucas Lane and Grays Lane. Proposed allocation HT5 is suitable, available and achievable.

We trust the above is of assistance to the Examination.

Yours sincerely

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