

10th January 2018

G, Armstrong Esq
Armstrong Rigg,
The Exchange,
Colworth Science Park,
Sharnbrook,
Bedford
MK44 1LQ

Dear Geoff

Draft Allocation HT6 Land at Junction of Grays Lane and Crow Furlong, Hitchin.

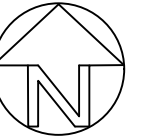
As you know Manor Oak Homes have been formally appointed by the landowner of Land at Junction of Grays Lane and Crow Furlong to promote their land through the North Hertfordshire Local Plan 2011-2031 and which is the subject of draft Housing Allocation HT6. Policy HT6, together with Policy HT5 relating to the neighbouring site at Junction of Grays Lane and Lucas Lane, require *'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'*. I have pleasure in writing to confirm that Manor Oak Homes and the landowner of site HT6 have been working with the landowner (Bridges Family) and house builder (Hills Residential) of site HT5 to achieve a joint access solution for both sites. Agreement has now been reached on an arrangement that provides an access serving both sites.

The agreed access arrangement will involve the continuation of Grays Lane into site HT5 and then a "T" junction providing access into our site HT6. This is shown on enclosed JPP drawing no. T7549PM-TA40B and T7549PM-TA42 attached. You will note that the arrangement will also provide access to the 2 properties on Crow Furlong, the BOAT (Lucas Lane) and access to the Bridlepath to the north.

I hope the above letter is of assistance
Kind Regards,



William Main MRICS

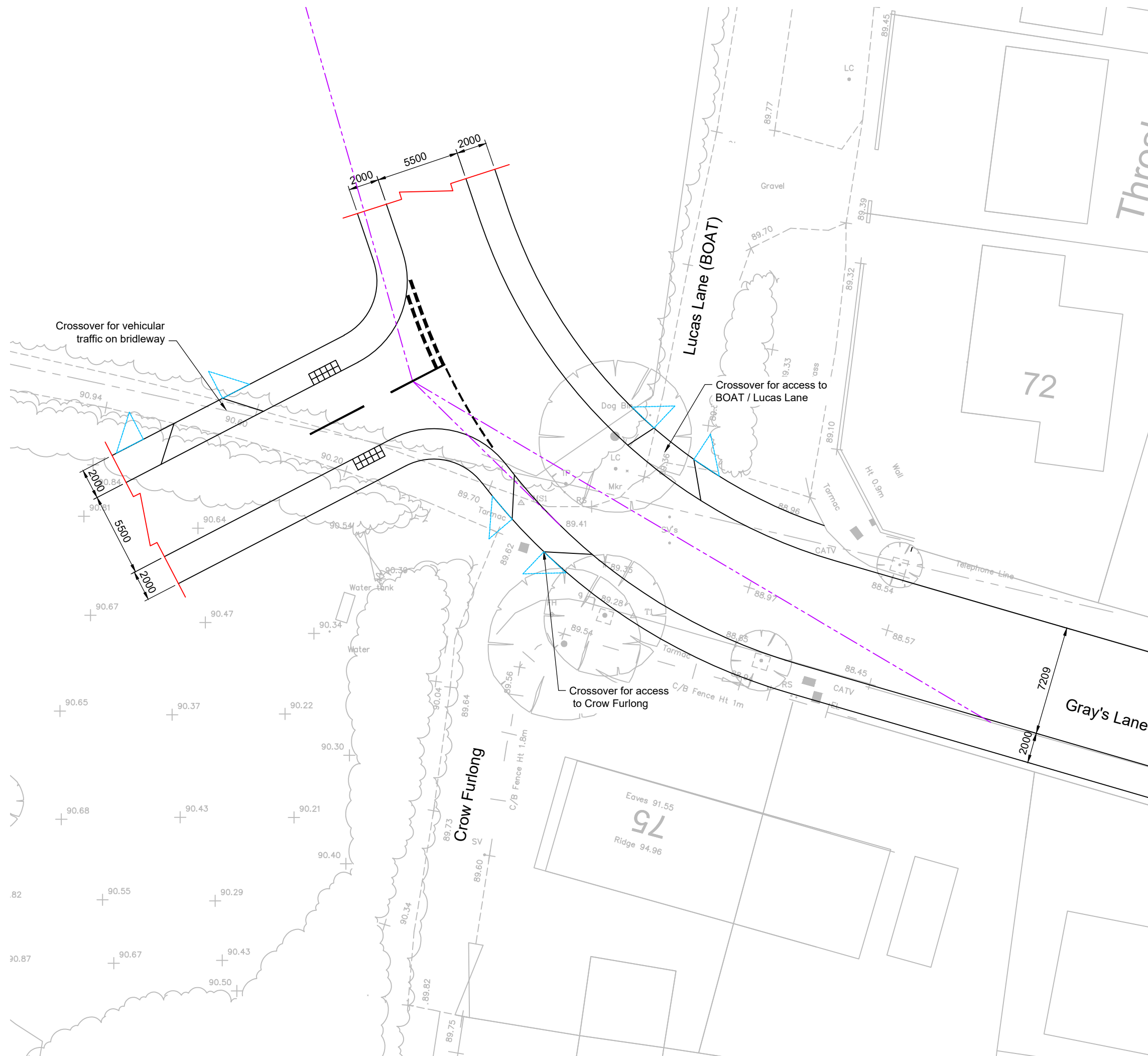


Notes


1. Drawing based on topographical survey by MSurv ref 1215/1649/1 dated 9th October 2015.
2. Drawing based on Ordnance Survey Map. Ordnance Survey, (c) Crown Copyright 2015. All rights reserved. Licence number 100022432.
3. Drawing based on Land Registry Plan, Title Number TL1729SW and HD444634.

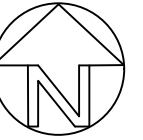
Key

- Topographical Survey
- - - - - Junction Visibility Splay - 2.4m x 43m
- ▴ Pedestrian Visibility Splay - 2m x 2m



Rev B Pedestrian visibility splays shown Date 10.01.2018
 Rev A Bridleway / Byway text corrected. Date 09.01.2018

 Civil & Structural Engineers Cedar Barn, White Lodge, Welgrave, Northampton NN6 8PY T: (01604) 781811 E: mail@jppuk.net F: (01604) 781899 W: www.jppuk.net	Client	Manor Oak Homes
	Project	Land off Crow Furlong, Hitchin
	Title	Access Strategy: Option 5 January 2018
Scale at A3 1:250	Drawn by	MJA
	Checked by	MJA
	Date	02.01.2018
Status	Project ref	Drawing no. Revision
FOR INFORMATION	T7549	TA40 B

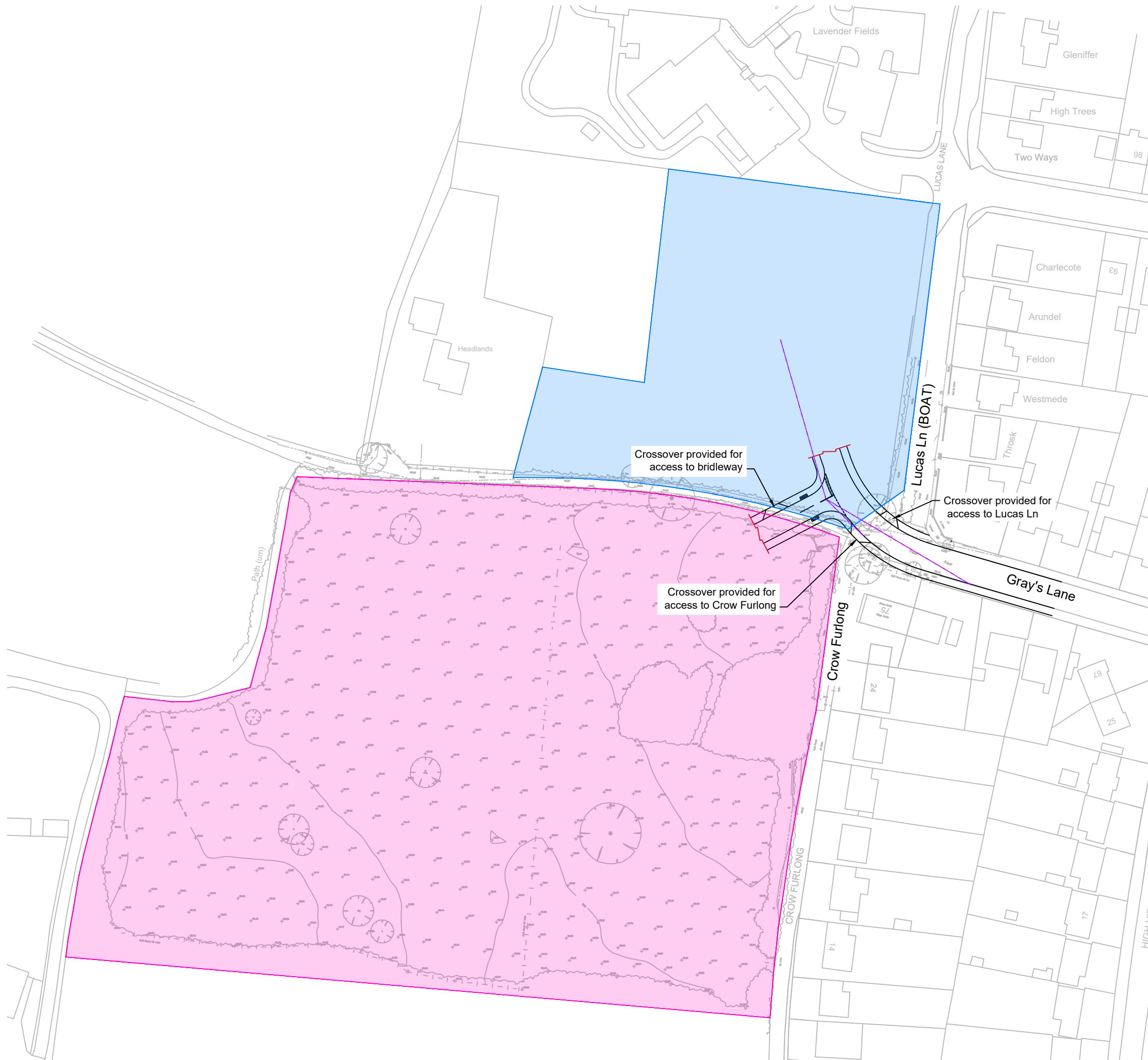



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Key

- Local Plan Allocation - HT5
- Local Plan Allocation - HT6
- Junction Visibility Splay - 2.4m x 43m



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	Project	Land off Crow Furlong, Hitchin
	Title	Access Strategy: Option 5 January 2018 With Local Plan Allocations
Scale at A3	1:250	Drawn by MJA
Status	FOR INFORMATION	Checked by MJA
	Project ref	T7549
	Drawing no.	TA42
	Revision	-
	Date	02.01.2018