Attention: Kay Mead
East Herts District Council
Wallfields
Pegs Lane
Hertford
Hertfordshire
SG13 8EQ

Highways Development Management
County Hall
Pegs Lane
Hertford
SG13 8DN

17 June 2016

Dear Kay,

North and East of Ware – Development Proposals

Further to our letter of 19 May 2016, and as requested, we are writing to you to clarify the points made in that letter, with regard to the development proposals currently being explored for the area North and East of Ware.

In our letter we referred to the capacity on the A414 and, since our original letter on the A414 capacity in July 2015, it has become apparent that there is likely to be more capacity on the A414 than was previously predicted, as the rate of growth in background traffic has been less than anticipated [I refer to the letter sent to Claire Sime by Roger Flowerday dated 26 January 2016]. There is therefore more capacity to support a larger development in Ware, although obviously increasing the size of the proposed development in Ware will therefore use up some of this newly identified spare capacity on the network.

In reviewing the options tested for development quantum, it would appear that the best option, at present, is the 1,000 units as this brings the benefit of the link road. However, we would expect that, based on the original quantum being considered, that up to 300 units would be provided within the seven year period (2024, assuming a 2017 start), and any units above this will be provided beyond 2024.

However, to reiterate what we said previously, a larger development will use up more of the residual capacity in this location which will mean that there will be less capacity for the network to respond to other variables which cannot be controlled, such as background traffic growth. In addition, as we have stated previously, further detailed localised traffic assessments will also need to be undertaken, and mitigation measures developed, as part of the ongoing development of the Local Plan.

Yours sincerely

Juliet Cromack
Development Manager