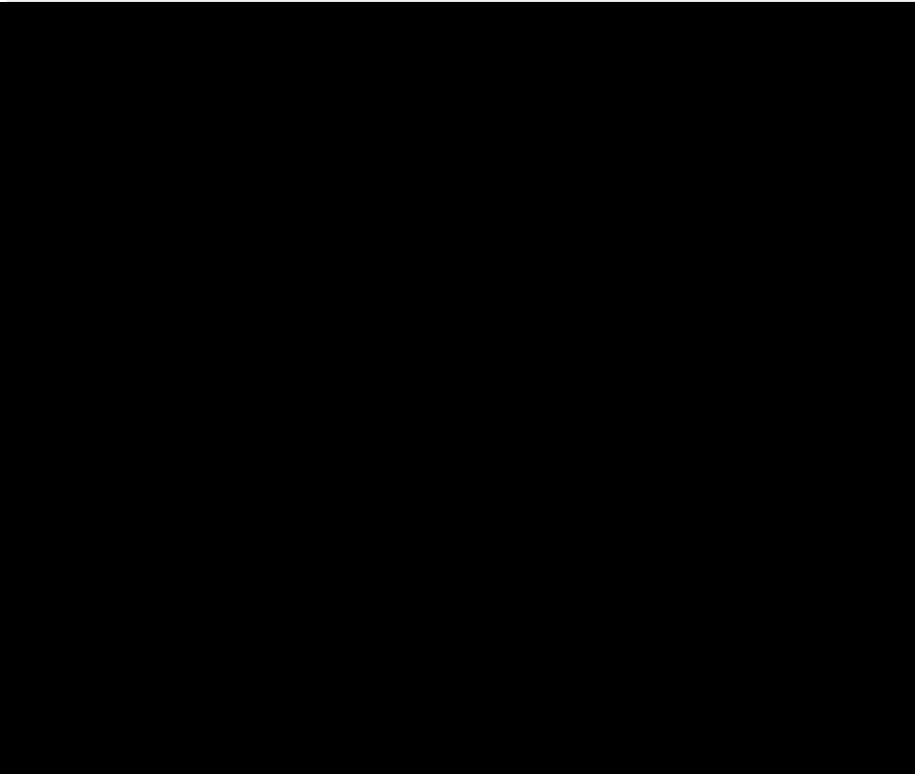




From: Oliver Sowerby <Oliver.Sowerby@hertfordshire.gov.uk>
Sent: 07 October 2026 15:40
To: Sarah Kasparian <Sarah.Kasparian@north-herts.gov.uk>; Linda Walker <Linda.Walker@north-herts.gov.uk>
Subject: Re: 26/02274/RM: Land north of Highover Farm

Hi Sarah, Linda,

Conversations about highways adoptions have been limited - however, we understand that the spine road will be adopted and in addition, a loop (if needed) at the eastern end of the site, but nothing further.

Happy to discuss as needed.

Thanks,

Oliver



Oliver Sowerby
Senior Development Officer | Development Management | Environment &
Infrastructure
Hertfordshire County Council

Farnham House, Stevenage, Postal Point: CHN213

T: 07527 577 209

E: oliver.sowerby@hertfordshire.gov.uk



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Residents' lives

We work with
Integrity

We act
Sustainably

We champion
Equality & fairness

From: Sarah Kasparian <Sarah.Kasparian@north-herts.gov.uk>

Sent: Wednesday, October 07, 2026 15:35

To: Oliver Sowerby <Oliver.Sowerby@hertfordshire.gov.uk>; Linda Walker <Linda.Walker@north-herts.gov.uk>

Subject: RE: 26/02274/RM: Land north of Highover Farm

Hi Oliver

Thanks for your early comments. Linda is the case officer for Highover Farm now so I copy her in – and ask her to send the comments to Sarah Smith to review them.

While I'm emailing may I mention that the applicant has been in contact with us to ask/discuss/agree on stewardship arrangements in relation to open space and highways – what discussions have you had with the applicant so far and are you up for a joint meeting on this? The open space is due to be adopted by NHDC – that needs to be better defined by the applicant, but needs to take into account highways adoption, highways man co and where the lines are drawn!

Thanks, Sarah



Sarah Kasparian

MRTPI

Interim Team Leader – Major Projects

01462 474 251



From: Oliver Sowerby <Oliver.Sowerby@hertfordshire.gov.uk>
Sent: 07 October 2026 15:17
To: Sarah Kasparian <Sarah.Kasparian@north-herts.gov.uk>
Subject: 26/02274/RM: Land north of Highover Farm

Hi Sarah,

Regarding Phase 2a of the development, I am reviewing the RM submission.

My Herts Fire and Rescue Service colleague has also reviewed the swept path analysis and site layout. In the first instance, there are some concerns about the pinch points in this phase, please see below:

- The 2a section of development swept path analysis shows a vehicle that is not an HFRS appliance (8.1m x 2.9m). Passing may not be possible in a number of areas in this section of development.
- ADB B5 access for the Fire Service states the minimum access road width as 3.7m. In a number of areas on the plan provided, the road is not meeting these minimum guidelines. Where planting of trees and fencing may be a feature, these elements should also be taken into consideration if they effect the width and height of access for an appliance.

Minimum width: 3.7 m between kerbs

Minimum gateway width: 3.1 m

Minimum clear headroom: 3.7 m

Is it possible to pass these on to Sarah Smith, Tim Parker for their attention? If they could consider these in advance of my highways comments being issued, is that acceptable?

Please let me know your thoughts.

Thanks,

Oliver



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