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From: Peter Rixon [REDACTED]
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To: Planning Policy (SADC)
Subject: East Hemel Development

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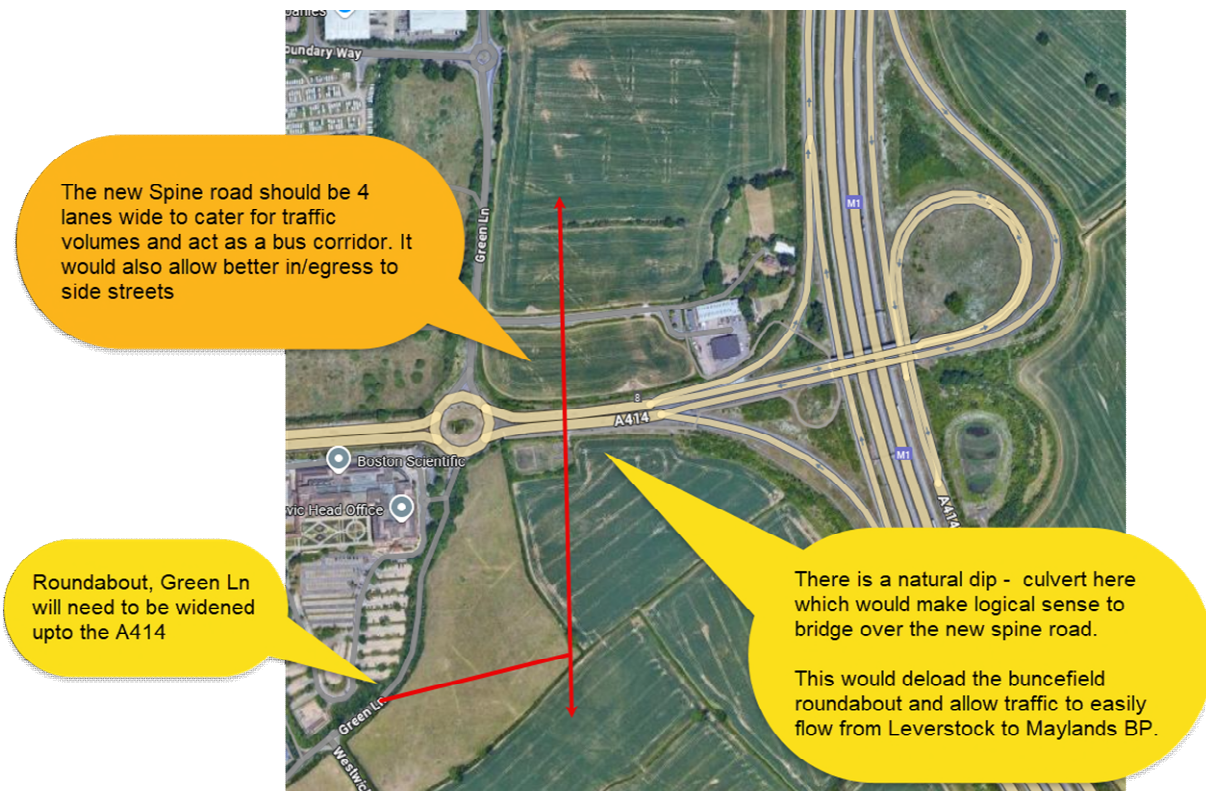


Good Morning,

I have been reviewing the consultation document "SADCED76A.ii Appendix 2 - SLR Vectos - 000197.R002.Hemel Local Plan Modelling Overview - Draft" and would like to offer the following comments

Part of the current plan around A414/Green Lane is shown below (SADCED76A.ii Appendix 2 - SLR Vectos - 000197.R002.Hemel Local Plan Modelling Overview - Draft.pdf s5.105 Figure 26 (No page number supplied in document))

As can be seen, this road junction exiting the motorway has already reached saturation, let alone with future developments either side of the A414. Using solely the existing Buncefield roundabout is insufficient for people wishing to traverse from leverstock Green area to the Maylands business park.crossing the saturated A414 is a problem which should be engineered to avoid and hence image 2 below to provide my further feedback.



Re - SADCED76A.ii Appendix 2 - SLR Vectos - 000197.R002.Hemel Local Plan Modelling Overview - Draft.pdf

s5.105 Figure 26 (No page number supplied in document)

This is a once in a generation opportunity to get people movement right, the aim is to deload known congestion points and provide usable alternatives in peak or accident conditions.

Finally, I believe the council boundary between Dacorum and SADC should be the M1 motorway (a modern natural boundary) not the ancient roman road of westwick row and Green Lane etc, (which was there before the motorway). This will then allow local services to be provided by local facilities, without having to travel from St Albans every day, think of the time, fuel and logistical savings!

Thanking You
Peter Rixon
