



National Highways Planning Response (NHPR 21-09) Formal Recommendation to an Application for Planning Permission

From: Operations Directorate
South-East Region
National Highways
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To: St. Albans City & District Council (FAO case officer Dominic Bateman)
planning@stalbans.gov.uk

CC: transportplanning@df.gov.uk
spatialplanning@nationalhighways.co.uk

Council's Reference: 5/2022/2443

Location: Bricket Wood Sports & Country Club, Paintball Site & Bricket Lodge, Lye Lane, Bricket Wood, Hertfordshire, AL2 3TF

Proposal: Outline application (access sought) - Demolition of existing buildings and construction of up to 115 dwellings and creation of new access.

National Highways Reference: 95446

Referring to the full planning application referenced above, notice is hereby given that National Highway's formal recommendation is that we

- ~~a) offer no objection (see reasons at Annex A);~~
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A - National Highways recommended Planning Conditions & reasons);~~
- c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is not relevant to this application.¹

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

¹ Where relevant, further information will be provided within Annex A.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

Signature: 	Date: 02 November 2022
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Annex A National Highway's assessment of the proposed development

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such National Highways works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We are interested in the potential impacts that the development might have on the SRN, which in the case of this proposal is the M25 carriageway in between J21A and J22, which forms a boundary to the southern side of the site.

We have undertaken a review of the transport documents accompanying the planning application submission, including the Transport Assessment (TA) dated July 2022, as prepared on behalf of the applicant by Paul Mew Associates.

As highlighted within the TA (Section 5.0) the proposed development will comprise 115 dwellings and generate 88 two-way vehicle trips in the AM peak hour and 84 two-way vehicle trips in the PM peak hour. With M25 J21A situated 1.5km from the site, we accept the conclusions in the TA that SRN would not receive a sizable traffic impact as a result of this development proposal.

However, given the site is positioned on the top of an embankment that bounds the M25 carriageway, further consideration is required in terms of the sites impact on drainage, embankment structure, boundary treatments, etc. Information has been requested from the relevant internal Connect Plus Services (CPS) teams and comments on these issues will be circulated shortly.

It would assist our response further if more information can be made available through the application regarding these specific asset topics.

Until the comments, or further information, has been received and reviewed, we are unable to determine that the proposals would not affect the safety, reliability and/or operation of the SRN (the tests set out in DfT C2/13 para 10 and MHCLG NPPF para 111).

Recommendation

National Highways recommends that St. Albans City & District Council does not determine the planning application (Ref: 5/2022/2443) for a period of 40 days from 2 November 2022, allowing sufficient time for outstanding concerns about the potential for the development to impact on the SRN to be resolved. This recommendation should remain in place until 12 December 2022 or until National Highways has submitted an alternative formal response.