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**For the attention of:** Dominic Bateman – St Albans City & District Council

**Site:** 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.

**Application Ref:** 5/2022/2443

**National Highways Ref:** 95446

Dear Dominic,

We have 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, we work 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. The development site sits adjacent to the M25 carriageway part way between M25 junction 21A and J22.

We issued a holding recommendation to St Albans in November 2022, following a review of the transport documents accompanying the planning application submission. This included a Transport Assessment (TA) dated July 2022, as prepared on behalf of the applicant by Paul Mew Associates. Whilst it was accepted that the proposals will not place a significant traffic impact on the SRN, given the position of the site on the top of an embankment that bounds the M25 carriageway, further consideration of the sites impact on drainage, embankment structure, boundary treatments, etc needed to be checked.

This information is currently with Connect Plus Services (CPS) teams and comments on these issues will be circulated shortly. Until these comments have been collected and checked, 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) or if any further information is required. Because of this I attach a further NHPR recommending that our position remains unchanged and that the application should not be determined until at least 2 February 2023 or until we can submit an alternative recommendation.

Thank you for consulting with us and please continue to consult us via our inbox [planningse@nationalhighways.co.uk](mailto:planningse@nationalhighways.co.uk)

Regards,

Janice

**Mrs Janice Burgess, Spatial Planning Manager**  
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