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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, 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. 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). From the information submitted with the application it has not been possible to determine the impacts on our network regarding these specific assets considerations. If the applicant, or their representative are able to provide further information, or confirmations on these topics we may be able to close out our formal response much sooner.

Our holding recommendation is attached and should remain in place until 12 December 2022 or until National Highways has submitted an updated formal response.

Thank you for consulting with us and please continue to consult us via our inbox planningse@nationalhighways.co.uk

Kind Regards,

Janice

Mrs Janice Burgess, Spatial Planning Manager

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