

Delafield, James

From: John Birch <JBirch@glanvillegroup.com>
Sent: Tuesday, 27 September 2022 12:53
To: Searle, Jennifer
Cc: George Burgess; David Burne; Justin Kenworthy; Delafield, James; Paul McCann; David Kemp
Subject: [Ext Msg] RE: 8210856 - Land West of Chiswell Green, St Albans
Attachments: RE: Land South of Chiswell Green Lane - The Park Street Roundabout

Hi Jen

I attach an email received from James Dale at Hertfordshire County Council that provides a copy of the proposals for improvements to M25 Junction 21a, which are extensive. They will increase capacity significantly and also introduce signal control that will regulate traffic flows at the junction and provide protection against queuing on the M25 exit slip roads extending back to the mainline.

James has also confirmed a provisional programme for the off-site highway works for the Radlett rail freight terminal scheme as follows:

- Detailed design complete by end of 2023 (s278/38 submission).
- Works start during 2024.
- Completion of all works prior to occupation in 2026.

As such, the highway improvements at both M25 Junction 21a and the Park Street Roundabout are expected to be delivered ahead of any occupations of the proposed residential development in Chiswell Green, should it be permitted.

Regards

John Birch BEng CEng MICE

Director

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From: John Birch <JBirch@glanvillegroup.com>

Sent: 27 September 2022 08:53

To: Searle, Jennifer <Jennifer.Searle@nationalhighways.co.uk>

Cc: George Burgess <George.Burgess@stalbans.gov.uk>; David Burne <david@redingtoncapital.com>; Justin Kenworthy <justin.kenworthy@bartonwillmore.co.uk>; Delafield, James <James.Delafield@carterjonas.co.uk>; Paul

Delafield, James

From: James Dale <James.Dale@hertfordshire.gov.uk>
Sent: Tuesday, 27 September 2022 11:58
To: John Birch
Cc: David Kemp
Subject: RE: Land South of Chiswell Green Lane - The Park Street Roundabout
Attachments: Park St Rndbt 2495-SK-001-A.pdf; J21A Improvements 2495-PHL-01-C.pdf

CAUTION: This email originated from outside of the organisation. Do not click or open attachments, if you suspect the content may not be safe.

Hi John

I've attached the only drawings we hold for proposed improvements for Park Street and M25 (J21(A)) roundabouts.

These layouts and original modelling for these junctions is directly related to Radlett SRFI. Most of the original work dates back to c.2008. I am not able to find the original modelling that supported the layouts.

It may be worth pointing out that we're currently engaged with the developer for SRFI, they are preparing the off-site detailed designs as part of their s278 submission. Naturally, things (policy/design standards) have moved on since the initial planning permission was being considered. Therefore, the layouts could easily change. Our work with the developer is to update the layouts in line with current requirements (but within previously agree planning criteria). We understand the developer is going through the same process with National Highways regarding proposals for M25 (J21(A)).

I can't help you with the original junction modelling, is there anything else I can help you with?

James

From: John Birch <JBirch@glanvillegroup.com>
Sent: 26 September 2022 09:09
To: James Dale <James.Dale@hertfordshire.gov.uk>
Cc: David Kemp <DKemp@glanvillegroup.com>
Subject: RE: Land South of Chiswell Green Lane - The Park Street Roundabout

Hi James

Sorry to chase you on this, but could confirm the timescale for implementing the improvement works to the Park Street Roundabout for the rail freight terminal scheme, and also provide details of the proposed improvements for the M25 Junction 21A?

Many thanks.

Regards

John Birch BEng CEng MICE

Director

JBirch@glanvillegroup.com

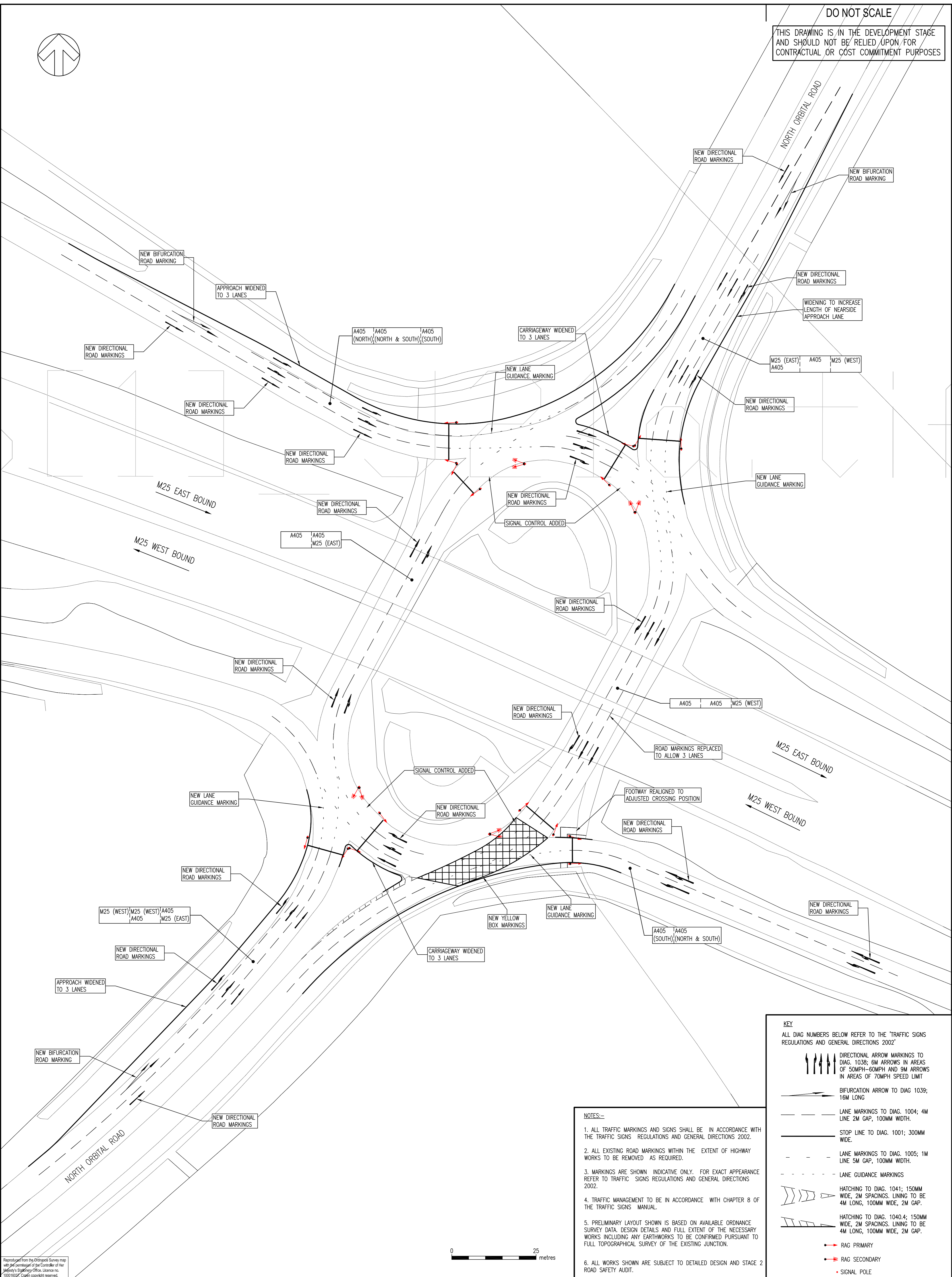
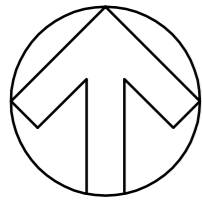
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NOTES:-

1. ALL TRAFFIC MARKINGS AND SIGNS SHALL BE IN ACCORDANCE WITH THE TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS 2002.
2. ALL EXISTING ROAD MARKINGS WITHIN THE EXTENT OF HIGHWAY WORKS TO BE REMOVED AS REQUIRED.
3. MARKINGS ARE SHOWN INDICATIVE ONLY. FOR EXACT APPEARANCE REFER TO TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS 2002.
4. TRAFFIC MANAGEMENT TO BE IN ACCORDANCE WITH CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL.
5. PRELIMINARY LAYOUT SHOWN IS BASED ON AVAILABLE ORDNANCE SURVEY DATA. DESIGN DETAILS AND FULL EXTENT OF THE NECESSARY WORKS INCLUDING ANY EARTHWORKS TO BE CONFIRMED PURSUANT TO FULL TOPOGRAPHICAL SURVEY OF THE EXISTING JUNCTION.
6. ALL WORKS SHOWN ARE SUBJECT TO DETAILED DESIGN AND STAGE 2 ROAD SAFETY AUDIT.

KEY

ALL DIAG NUMBERS BELOW REFER TO THE 'TRAFFIC SIGNS REGULATIONS AND GENERAL DIRECTIONS 2002'

	DIRECTIONAL ARROW MARKINGS TO DIAG. 1038; 5M ARROWS IN AREAS OF 50MPH-60MPH AND 9M ARROWS IN AREAS OF 70MPH SPEED LIMIT
	BIFURCATION ARROW TO DIAG 1039; 16M LONG
	LANE MARKINGS TO DIAG. 1004; 4M LINE 2M GAP, 100MM WIDTH.
	STOP LINE TO DIAG. 1001; 300MM WIDE.
	LANE MARKINGS TO DIAG. 1005; 1M LINE 5M GAP, 100MM WIDTH.
	LANE GUIDANCE MARKINGS
	HATCHING TO DIAG. 1041; 150MM WIDE, 2M SPACINGS. LINING TO BE 4M LONG, 100MM WIDE, 2M GAP.
	HATCHING TO DIAG. 1040.4; 150MM WIDE, 2M SPACINGS. LINING TO BE 4M LONG, 100MM WIDE, 2M GAP.
	RAG PRIMARY
	RAG SECONDARY
	SIGNAL POLE

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REV	DATE	BY	DESCRIPTION	CHK	APD
C	23/11/09	DDO	ADDITIONAL YELLOW BOX	LB	NF
B	19/11/09	JH	NOTES ADDED, IN RESPONSE TO STAGE 1 ROAD SAFETY AUDIT FOOTWAY REALIGNED AND SIGNALS ADJUSTED TO SUIT	JWD	SJ
A	28/10/09	JH	ISSUED	JWD	SJ

DRAWING STATUS: FOR INFORMATION ONLY



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CLIENT:	HELIOSLOUGH LIMITED
ARCHITECT:	

PROJECT:	RADLETT SRFI PROPOSED IMPROVEMENTS TO M25 JUNCTION 21A
TITLE:	PRELIMINARY HIGHWAY LAYOUT

SCALE @ A1:	1:500	CHECKED:	JWD	APPROVED:	SJ
CAD FILE:	2495-PHL-01	DESIGN-DRAWN:	JH	DATE:	November 2009
PROJECT No:	11012495	DRAWING No:	11012495/PHL/01	REV:	C