

INCOMING EMAIL

From: Planning Applications

To: Sarah Smith

Date: 11/02/2021 16:37:11

Subject: FW: Final response 11 February 2021 Burston Garden Centre North Orbital Road, Chiswell Green St . Albans, Hertfordshire AL2 2DS Planning Application 5/2020/3022

Attachments:

(1) image001.png(11 B)

(2) 11022021 HEPR no objection Burston Garden Centre North Orbital Road Chiswell Green St Albans Hertfordshire AL2 2DS.pdf(199 B)

From: Archer, Heather [mailto:Heather.Archer@highwaysengland.co.uk]

Sent: 11 February 2021 16:01

To: Planning Applications <Planning.Applications@stalbens.gov.uk>

Cc: Spatial Planning <SpatialPlanning@highwaysengland.co.uk>

Subject: Final response 11 February 2021 Burston Garden Centre North Orbital Road, Chiswell Green St . Albans, Hertfordshire AL2 2DS Planning Application 5/2020/3022

For the attention of: Sarah Smith

Site: Burston Garden Centre North Orbital Road Chiswell Green St Albans Hertfordshire AL2 2DS

Development: Demolition of all existing buildings, structures and hardstanding and redevelopment of the site to provide a new retirement community comprising 80 assisted living apartments with community facilities and 44 bungalows together with associated access, bridleway extension, landscaping, amenity space, car parking and other associated and ancillary works.

Planning Application No: 5/2020/3022

Highways England Ref: # 90378

Dear Sarah Smith,

Thank you for your email dated 26 January 2021 on the above planning application consultation and indicating a response is required by 16 February 2021.

Highways England 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 Highways England 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.

In the case of this proposed development, Highways England is interested in the potential impact that the development might have on the SRN, in particular Junction 21 of the M25 (approximately 1km away). We are interested as to whether there would be any adverse

safety implications or material increase in queues and delays on the SRN as a result of development.

We were previously consulted on amendments to planning application (ref. 5/2018/1324) at this site comprising a 64 bedroom care home, 125 assisted living bungalows and apartments, a community clubhouse, etc. We provided a no objection response on 29 November 2018. This proposed development generates a reduction in trips when compared to the 2018 application.

We have reviewed the application documents, and given the trip generation of the site in the peak hours is quite low. The assessment shows that approximately a maximum of 4 vehicles would be using Junction 21 in the AM peak and 13 vehicles in the PM peak. We believe the proposal is unlikely to materially affect the safety, reliability and/or operation of the SRN (the tests set out in DfT C2/13 para 10 and MHCLG NPPF para 109). Therefore, Highways England have no objection to the proposal. Please see attached our formal response.

Thank you again for consulting with Highways England and please continue to consult us via our inbox planningse@highwaysengland.co.uk

Kind regards,

Heather

Heather Archer, Assistant Spatial Planner

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+44 (0) 300 470 1019 Please note that my telephone number has been diverted to my mobile.

Web: <http://www.highwaysengland.co.uk>



Highways England

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