

INCOMING EMAIL

From: Planning Applications
 To: Sarah Smith
 Date: 05/03/2021 18:56:05
 Subject: FW: Final response 2 March 2021 Burston Garden Centre, North Orbital Road, Chiswell Green, St. Albans Hertfordshire AI2 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 AI2 2DS.pdf(185 B)

From: Archer, Heather [mailto:Heather.Archer@highwaysengland.co.uk]
Sent: 02 March 2021 18:18
To: Planning Applications <Planning.Applications@stalbans.gov.uk>
Subject: Final response 2 March 2021 Burston Garden Centre, North Orbital Road, Chiswell Green, St. Albans Hertfordshire AI2 2DS Planning application 5/2020/3022

For the attention of: Sarah Smith

Site: Burston Garden Centre North Orbital Road Chiswell Green St Albans Hertfordshire AI2 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: # 90378/12605

Dear Sarah Smith,

Thank you for your email dated 10 February 2021 on additional information/plans in relation to the above planning application consultation and indicating a response is required by 5 March 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 this planning application and submitted our formal response HEPR on 11 February 2021.

We have reviewed the additional documents/information and still believe it 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 our formal response of 11 February 2021.

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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