

From: [Archer, Heather](#)
To: [Planning](#); [David Elmore](#)
Cc: [growthandplanning](#); transportplanning@dft.gov.uk
Subject: Response 16 October 2020 Roundhouse Farm, Land off of Bullens Green Lane, Colney Heath AL4 0QR
Planning Application 6/2020/2248/Outline
Date: 16 October 2020 11:06:13
Attachments: [image001.png](#)
[89310_Roundhouse_Farm_HEPR_151020.pdf](#)

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For the attention of: David Elmore

Site: Roundhouse Farm, Land off of Bullens Green Lane, Colney Heath AL4 0QR

Proposal: Outline permission for the erection of up to 100 dwellings, with all matters reserved except access

Your Reference No.: 6/2020/2248/OUTLINE

Highways England's Reference No.: 89310/ #11432

Dear David Elmore,

Thank you for consulting Highways England regarding the above proposal on 28th September 2020.

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. Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case, particularly the A1(M).

Upon review of the documents accompanying the application, Highways England understand that the development is forecast to generate 48 two-way trips in the AM Peak and 49 two-way trips in the PM Peak. The Transport Assessment (TA) notes that the proposed development distribution has been based on the 2011 Census data for the merged local authority district 'E02004938: St Albans 015' and that Google Maps journey planner tool was used to determine the question routes to each workplace destination. However, the TA does not provide details on how the forecast trips have been assigned to the surrounding network. We would have expected the trips to have been presented within the TA itself (e.g. presented in a flow diagram or a table showing the total development trips, by route) and the Census Data provided in the Appendix, to understand the distribution of trips.

Nevertheless, given the site's distance from Junction 3 of the A1(M), the trips forecast to be generated by the proposals are unlikely to have an adverse impact on the SRN. However, Highways England would have expected reference to be made to the impact of construction traffic as a result of the proposals. Highways England therefore considers that a Construction Management Plan is required to ensure that construction of the proposed development does not impact the safety, reliability and / or operation of the SRN and thus recommends that such a condition is included within any planning permission. This should include details on the number and frequency of trips, vehicle types, proposed routing, timings and how these will be managed to reduce impacts on the SRN, notably during network peak hours.

Therefore, subject to the necessary condition, we are satisfied that the proposals will not

materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10, and MHCLG NPPF2019, particularly paragraphs 108 and 109), in this location and its vicinity. Accordingly, I attach our formal conditional response for your attention.

Should you have any queries regarding our response please contact us at planningse@highwaysengland.co.uk.

Regards,

Heather

Heather Archer, Assistant Spatial Planner

Highways England | 1st Floor, Bridge House | Walnut Tree Close | Guildford | GU1 4LZ
+44 (0) 300 470 1019 Please note that my telephone number has been diverted to my mobile.

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



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