



National Highways Planning Response (NHPR 21-09) Formal Recommendation to an Application for Planning Permission

From: Regional Director
Operations Directorate
South East Region
National Highways
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To: Welwyn Hatfield Borough Council (FAO: David Elmore)
planning@welhat.gov.uk

CC: transportplanning@dft.gov.uk
spatialplanning@nationalhighways.co.uk

Council's Reference: 6/2022/1355/MAJ

Location: Former Beales Hotel Comet Way Hatfield AL10 9NG

Proposal: Demolition of existing building and construction of 145 residential units (Use Class C3) with private and communal amenity space, landscaping, access, associated car and cycle parking, refuse and recycling storage and supporting infrastructure.

National Highways Ref: 95471

Referring to the consultation on a planning application dated 06/07/22 referenced above, in the vicinity of the A1 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- a) offer no objection (see reasons at Annex A);
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~
- ~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is not relevant to this application.¹

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

Signature: 	Date: 20/07/2022
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Annex A National Highway's assessment of the proposed development

National Highways has been appointed by the Secretary of State for Transport as a 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.

Statement on Reasons

National Highways has undertaken a review of the Transport Statement (TS) prepared on behalf of the applicant by RPS, accompanying a full planning application submission.

National Highways interests relate to the operation and safety of the SRN, and in proximity to the proposed site, this includes the A1. 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 this development.

Our comments are set out below.

¹ Where relevant, further information will be provided within Annex A.

Existing Site

The site comprises of the former Beales Hotel with a total of 53 hotel rooms and 119 car parking spaces. The site is now occupied by the YMCA, providing hostel accommodation, on a temporary basis. The site is accessed by vehicles and pedestrians from the A1001 Comet Way on the sites south east border.

The site is bounded to the north by a large car park, to the east by retail stores and restaurants, to the south by the A1001 Comet Way and to the west by a two-storey car park. At present the site provides 119 car parking spaces.

There are 3 bus stops located within 450m walking distance from the site which provide access to a total of 17 bus services that provide regular services to a number of local destinations.

The development site is located circa 3.5km from A1 J3.

Proposal

The development proposal seeks to demolish the existing hotel use and provide 145 residential flats with associated private and communal space, car and cycle parking and landscaping.

The development will provide 125 car parking spaces.

Traffic Impact

RPS have undertaken a trip generation assessment utilising the TRICS database to understand the predicted traffic generation associated with the established lawful C1 Hotel Use.

The assessment concluded the established use has the potential to generate 18 two-way AM Peak trips, and 22 two-way PM Peak trips.

A further TRICS assessment was undertaken to determine the potential trip generation of the proposed scheme. National Highways have assessed the parameters used and are content with this assessment.

Results from the assessment conclude the proposed residential flats have the potential to generate 38 two-way AM Peak trips, and 34 two-way PM Peak trips.

Given the scale of the development and accessibility to public transport services, this level of traffic is not expected to have a material effect on the safety or operation of our network.

The proposal includes the submission of a framework Travel Plan aimed at identifying an appropriate package of measures to promote sustainable travel and reduce reliance on single occupancy car journeys for travel to and from the site. National Highways welcomes this approach.

Conclusion

The proposed development site will generate negligible additional traffic movements.

We are satisfied that the proposal would not materially affect the safety, reliability and/or operation of the strategic road network (SRN) (the tests set out in DfT C2/13 para 10 and MHCLG NPPF para 111).

Recommendation

National Highways raises no objections based on the information set out above.