



National Highways Planning Response (NHPR 22-12) Formal Recommendation to an Application for Planning Permission

From: Christine Allen (Regional Director)
Operations Directorate
South East Region
National Highways
PlanningSE@nationalhighways.co.uk

To: **Welwyn Hatfield Borough Council** FAO Ashley Ransome
planning@welhat.gov.uk

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

Council's Reference: **6/2023/1352/VAR**

Location: **Land to the north east of King George V Playing Fields Northaw Road East Cuffley EN6 4RD**

Proposal: **Variation of condition 3 (Approved Parameter Plans) for planning permission 6/2015/1342/PP**

Referring to the consultation dated **6 July 2023** referenced above, in the vicinity of the **M25** that forms parts 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

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

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 July 2023



Name: Sammantha Rose

Position: Assistant Spatial Planner

National Highways

Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ



Annex A **National Highway's assessment of the proposed development**

National Highways (formally Highways England) 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.

National Highways considers planning applications for new developments under the requirements of the National Planning Policy Framework (NPPF) and DfT Circular 01/2022: The Strategic Road Network and The Delivery of Sustainable Development ("the Circular"). The latter document sets out our policy on sustainable development and our approach to proposals which may have an impact on our network.

This application is for the Variation of condition 3 (Approved Parameter Plans) for planning permission 6/2015/1342/PP. The SRN in the vicinity of the proposed development is the M25 24. The site is accessed via Northaw Road which is a local highway.

Relevant Planning Permission – S6/2015/1342/PP

This application was for the residential development of up to 121 dwellings, associated infrastructure and a change of use from agricultural land to an extension of the King George V playing fields. We were consulted by the Council on 1 July 2015. After reviewing the supplementary information, we recommended no objection to this proposal on 8 July 2015 and 18 October 2016. The council granted approval to this proposal, subject to conditions, on 31 March 2022.

Current Planning Application - 6/2023/1352/VAR

This application seeks to amend the approved parameter plans (as conditioned in the original planning permission under Condition 3) to facilitate future updates to the approved Reserved Matters scheme (ref. 6/2022/1774/RM). We note that the applicant proposes to have Plot 88 0.9m higher than Block 2 (previously it was 0.7m lower) and Plot 81 1.1m higher than Block 3 (previously it was 1m lower).

The concerned Condition 3 was not recommended based on considerations of the safety or operation of the SRN, nor was it recommended by National Highways. Given the site does not share a common boundary with the SRN, the proposed variation of the approved parameter plan is unlikely to incur material impact on the SRN.

Offer No Objection – Reasons

We are satisfied that the development will not materially affect the safety, reliability and/or operation of the strategic road network (the tests set out in DfT Circular 01/2022, and MHCLG NPPF 2021 paragraphs 110-113) in this location and its vicinity.

Standing advice to the local planning authority

The Climate Change Committee's 2022 Report to Parliament notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 73 and 105 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 104 and 110 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

Moreover, the build clever and build efficiently criteria as set out in clause 6.1.4 of PAS2080 promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption.

These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.