

**From:** [Archer, Heather](#)  
**To:** [Planning](#)  
**Cc:** [growthandplanning](#)  
**Subject:** Final response 3.12.19 1 YMCA, 90 Peartree Lane, Welwyn Garden City, AL7 3UL Planning application 16/2019/2174/OUTLINE  
**Date:** 03 December 2019 15:56:35  
**Attachments:** [image001.png](#)  
[YMCA Peartree Lane HEPR .pdf](#)

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**For the attention of:** Clare Howe

**Site:** 1 YMCA, 90 Peartree Lane, Welwyn Garden City, AL7 3UL

**Development:** Outline planning application for a hybrid application for demolition of existing hostel, development of a four storey 100 bed YMCA Hostel(All details submitted for determination)and a 2,3 and 4 storey building providing up to 43 residential apartments (All details retained for future determination as reserved matters, except means of access)with associated car parking and landscaping.

**Your Reference No.:** 16/2019/2714/OUTLINE

**Highways England's Reference No.:** 86497

Dear Clare Howe,

Thank you for your email dated 19 November 2019 on the above planning application consultation and indicating a response was required by 10 December 2019.

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 the SRN, in particular, at A1(M) Junction 4,5 and 6. 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.

Having read the applicant's Transport Statement, there is most likely to be a negligible impact on the SRN. The hostel is decreasing in size and therefore will generate a reduction in traffic generation. The proposed flats will generate 10 trips in the AM peak and 11 in the PM peak. Due to the net decrease in trips from the hostel, it is likely that the net impact will be minimal. We believe that the development is unlikely to impact the SRN. Therefore, Highways England have no objection to this application.

Please see attached the formal response from Highways England. If you have any queries, please do not hesitate to contact us at [planningse@highwaysengland.co.uk](mailto:planningse@highwaysengland.co.uk).

Heather

**Heather Archer, Assistant Spatial Planning Manager**

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