



National Highways Planning Response (NHPR 24-02) 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: **Hertsmere Borough Council** FAO Max Sanders
consult.planning@hertsmere.gov.uk

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

Council's Reference: **24/0587/VOC**

Location: **Unit 6 , York Way, Borehamwood, Hertfordshire, WD6 1DJ**

Proposal: **Application for variation of conditions 4 (External lighting) and 5 (Parking & service areas) to allow for wording changes following grant of planning permission 19/1737/REM.**

National Highways Reference: **NH/24/06276**

Referring to the consultation dated **9th May 2024** referenced above, in the vicinity of the **A1** 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

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: 09 May 2024

Sammantha Rose

Name: Sammantha Rose

Position: Assistant Spatial Planner

National Highways

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

samm.rose@nationalhighways.co.uk

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

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 conditions 4 (External lighting) and 5 (Parking & service areas) to allow for wording changes following grant of planning permission 19/1737/REM.

The SRN in the vicinity is the A1/A5135 Rowley Lane Roundabout, which is approximately 0.54 mile away. The site is accessed via York Way, a local highway, and does not have a direct access onto the M25.

Relevant Planning Permission - 19/1737/REM

This application was for the approval of reserved matters relating to (a) access, (b) appearance, (c) landscaping, (d) layout, and (e) scale in relation to the development of Units 3 & 4 following approval of 19/0401/OUT for the demolition of existing buildings and erection of new employment units for flexible use within Use Classes B1 (c) (light industry), B2 (general industrial) and B8 (storage and distribution), including ancillary offices and open air storage, plus alterations to and creation of new accesses from the highway; provision of car parking, service yards and external plant; means of enclosure, acoustic screens, landscaping and lighting.

We were consulted by the Council on this application on 30th October 2019. We recommended no objection on 13th November 2019.

Current Planning Application - 24/0587/VOC

This application relates to the variation of conditions 4 and 5 of the planning permission ref. 19/1737/REM. These conditions were not recommended by National Highways, nor were they recommended based on the considerations of the SRN. Given that the site does not share a common boundary with the SRN, we have no comments on the proposal.

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 the Circular, and MHCLG NPPF 2023) 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 74 and 109 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 108 and 114 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.