



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Nicola Bell (Divisional Director),
Operations Directorate
South East Region
Highways England.

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To: Three Rivers District Council – FAO Case Officer (Claire Westwood)
dconline@threerivers.gov.uk

CC: growthandplanning@highwaysengland.co.uk
transportplanning@dft.gov.uk

Council's Reference: 21/0573/FUL

Location: Development Site Maple Lodge, Maple Lodge Close, Maple Cross, Hertfordshire, WD3 9SN

Proposal: Comprehensive redevelopment to provide 2 no. warehouse Class E(giii)/ B2/ B8 units comprising a total of 16,115sqm including 1,882sqm ancillary E(gi) office space, access, landscaping and associated works.

Highways England Reference: 90757/ #12842

Referring to the notification of a planning application dated 10th March 2021 referenced above, in the vicinity of the M25 that forms part of the Strategic Road Network, notice is hereby given that Highways England's formal recommendation is that we:

- ~~a) offer no objection;~~
- b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~

d) ~~recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

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

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

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gov.uk.

Signature: 	Date: 31 March 2021
Name: Heather Archer	Position: Assistant Spatial Planner
Highways England:	
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Annex A Highways England recommended Planning Conditions

HIGHWAYS ENGLAND ("we") 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 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. This response represents our formal recommendations with regard to 21/0573/FUL and has been prepared by the Area 5 Spatial Planning Team.

1. No development shall take place until a detailed Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with Highways England. This document should include details such as working hours, the number of vehicles expected on a daily basis, the expected frequency of vehicles during construction, the size and weight of these vehicles and the proposed routing of these vehicles on the local road and SRN. If the detailed Construction Management Plan demonstrates that

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

there is the potential for a severe impact on the SRN, further assessments may be required.

Reason: To mitigate any adverse impact from the development on the M25. To ensure that the M25 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.