
#26058 NH/25/09637 24/2073/OUT at Land To North Of Little Green Lane Croxley Green WD3 3SP

FAO: Claire Westwood, Three Rivers District Council

Council's Reference: 24/2073/OUT

Location: Land To North Of Little Green Lane, Croxley Green, WD3 3SP

Proposal: Outline Application: Development of up to 600 residential dwellings (Use Class C3(a)), construction of a 5-bedroom property for children's social care and supported living (Use Class C3(b)). Two vehicular access points from Little Green Lane and further pedestrian / cycleway accesses. A one form entry primary school (Use Class F1(a)) (plus expansion land for a two form entry primary school). A mixed use local centre including provision for NHS health and social care services (Use Class E(e)), community building (Use Class F2), retail and cafe provision (Use Class E(a-c)), car parking and associated infrastructure. A country park, areas for play and recreation, allotments, community orchard and landscaping with associated infrastructure including sustainable urban drainage systems. (Layout, scale, appearance and landscape as reserved matters).

National Highways Ref: NH/25/09637

Dear Claire,

Thank you for your consultation of 14 November on the planning application referenced above.

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.

National Highways 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 the proposed development, in this case on the M1 Junction 5.

Our transport modelling consultants have reviewed the report that you have submitted onto your planning portal. We have additionally asked the applicant's consultants for the actual transport models that have since been supplied to us for examination.

The modelling and reporting, as presented by WSP on behalf of the applicant, for the M1 J5 indicates that the proposed development may have an impact on the SRN. The length of the M1 J5 southbound on-slip is approximately 450m from the signalised stop line to the start of the diverge, the maximum queue recorded on this link in the 2025 Do Something model is approx. 700m in the AM peak, as shown in Table 5.6. We note that the maximum queue lengths set out in Table 5.6 of the technical note do not align with Figures 5.1 and 5.2 as Figure 5.1 is captioned as the maximum queue length for the M1 northbound but appears to illustrate the maximum queue length for M1S from Table 5.6. We have assumed for the purpose of this review that table 5.6 is correct and that Figure 5.1 correlates to the M1 J5 southbound queue lengths despite its caption.

The maximum queue for the M1 J5 southbound (Figure 5.1) occurs in 1 run of the 9 carried out. The technical note states that run 1 is an outlier and should be removed from the results. However, to ensure there is not an issue with the model, we request that queue length data is provided for 20 runs of the model to fully demonstrate that the long queue length shown in run 1 is an anomaly.

As you are aware our current holding recommendation expires on 23 January 2026. This should give sufficient time for the applicant's consultants to respond. We are aware that you may wish to determine this application before this date and we would recommend that the requested modelling is undertaken as soon as possible to enable us sufficient time to review with the intention of providing a final response should all issues be resolved.

Thank you for consulting with National Highways and please continue to consult on other planning applications via our inbox planningse@nationalhighways.co.uk.

Kind Regards,

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