National Highways Planning Response (NHPR 21-09)
Formal Recommendation to an Application for Planning Permission

From: Regional Director, South West Operations Division, National Highways
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To: Wiltshire Council
FAO Lucy Minting

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

Council's Reference: PL/2022/06762

Location: Scotland Lodge Farm, Winterbourne Stoke, SP3 4TF

Proposal: amendment to planning approval 17/07037/FUL for change of use from "company leadership and teambuilding/leadership development" to tourism. Alterations to site arrangement from 5 no. yurts to 3 no. yurts, 1 no. nissen hut and 1 no. shepherds hut across 3 glamping pitches

National Highways Reference: 97405

Referring to the consultation on a planning application referenced above, in the vicinity of the A303 that forms part of the Strategic Road Network, notice is hereby given that National Highways' 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 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: G Gallacher **Date:** 27 January 2023

Name: Gaynor Gallacher **Position:** Assistant Planning Manager

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

Annex A National Highway's assessment of the proposed development

National Highways 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.

We have undertaken a review of the relevant documents supporting the planning application to ensure compliance with the current policies of the Secretary of State as set out in DfT Circular 01/2022 "*The Strategic Road Network and the Delivery of Sustainable Development*" and the MHCLG National Planning Policy Framework (NPPF). This response represents our formal recommendations with regards to planning application reference PL/2022/06762.

Reasons

The application is seeking retrospective permission for the reconfiguration of 5 yurts previously consented under application 17/07037/FUL to create 4 glamping pitches. The application also seeks to amend the previously consented use to tourism. It is noted that the development has been in place since April 2019.

No change is proposed to the previously approved site access arrangement which is via the B3083 which forms part of the local road network but which connects to the A303 trunk road approximately 377m to the south.

National Highways offered no objection to application 17/07027/FUL. We consider that the change of use and revised layout now proposed is unlikely to result in a material increase in trip generation to that previously accepted or which would constitute an unacceptable or severe impact on the A303 (in safety or capacity terms) in accordance with the NPPF or DfT Circular 01/2022.

Recommendation

National Highways has no objections to the proposed development.

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.