National Highways Planning Response (NHPR 22-12)
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/2023/09583

Location: Greggs Amesbury Distribution Centre, 31 Equinox Drive, Amesbury, SP4 7SZ

Proposal: Variation of condition 2 of 18/07937/FUL to allow additional 3 No. meeting rooms to existing office area and extension to existing logistics office area

National Highways Ref: NH/23/04168

Referring to the consultation of the 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 (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]

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

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.

The Local Planning Authority must also copy any consultation under the 2018 Direction to Planningsw@nationalhighways.co.uk .

Signature: G Gallacher	**Date:** 15 December 2023
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Annex A National Highway's assessment of the proposed development

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.

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 National Planning Policy Framework (NPPF). This response represents our formal recommendations with regards to planning application reference PL/2023/09583.

Reasons

The application is seeking consent for the variation of condition 2 to permission 18/07937/FUL to allow for an extension to provide additional office space and meeting rooms ancillary to a storage and distribution facility. We understand that the extension comprises approximately 88sqm of additional floorspace, and the loss of a small number of parking spaces.

National Highways has considered the submitted documents and considers that the proposals are unlikely to materially alter the pattern and number of vehicle movements associated with the development. We are satisfied that the traffic impact of the development overall in respect of the SRN was considered at the time of the original application 18/07937/FUL to which National Highways (then operating as Highways England) offered no objection.

National Highways therefore considers that the development is unlikely to result in a severe or unacceptable impact (in capacity or safety terms) on the SRN, nor should it prejudice the delivery of National Highways' A303 Amesbury to Berwick Down improvement scheme.

Recommendation

National Highways offers no objections to the proposals.

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.