



National Highways Planning Response (NHPR 25-01) Formal Recommendation to an Application for Planning Permission

From: Head of Planning & Development, Operations Directorate, SWRegion,
National Highways
Planningsw@nationalhighways.co.uk

To: Wiltshire Council (FAO Linda King)
developmentmanagement@wiltshire.gov.uk

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

Council's Reference: PL/2023/10495

Location: Elmfield House, Petersfinger, Salisbury, SP5 3BZ

Proposal: Conversion of Elmfield House and outbuildings to 6 dwellings and the erection of 15 dwellings, with hard and soft landscaping and associated works

National Highways Ref: NH/23/04211

Referring to the consultation on a planning application referenced above, in the vicinity of the A36 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.

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 propose not 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.

This response and all comments outlined herein are made in respect of planning matters only in National Highways' position as a statutory planning consultee, and does not confer any proprietary rights nor amount to the giving or refusal of consent, assent, approval, or awareness of or by National Highways in or of any other aspects or matters (including, but not limited to, the use of property belonging to National Highways). If anyone wishes for National Highways to consider any aspects which do not relate to planning submissions, they should call our contact centre on 0300 123 5000.

Signature: *G Gallacher*

Date: 30 January 2025

Name: Gaynor Gallacher

Position: Assistant Spatial Planner

National Highways: Ash House, Falcon Road, Sowton Ind. Estate, Exeter EX2 7LB

Annex A **National Highways' 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/2023/10495.

Reasons

Background

The application is seeking permission for residential development at Elmfield House and adjacent land. The proposed development comprises the conversion of the existing Elmfield House to provide 6 dwellings, with 15 further dwellings and associated parking and landscaping. The development will be served by an improved vehicular access from Petersfinger Road to the north of the site. There also appears to be a proposed pedestrian access onto the A36 to the south of the site where an existing infrequently used field access is currently located.

Part of the application site benefits from an extant planning consent to provide 5 dwellings with associated works, including vehicular access onto Petersfinger Road, approved under applications 19/00967/OUT and PL/2021/07611.

National Highways has provided previous response to the planning authority dated 30 January and 30 July 2024 requesting further information for our review and acceptance prior to approval of the application. Our comments below should therefore be read in conjunction with those previous responses.

Summary

National Highways requested that further information was necessary to enable us to fully understand the impact of the development on the safe and efficient operation of the A36 trunk road. In particular, further details should be provided in relation to:

- the nature of use and a preliminary design for the proposed retained access onto the A36 trunk road;
- the impact of the proposed surface water drainage arrangements, including the provision of a new additional culvert, on the existing National Highways culvert structure and National Highways means of access for maintenance purposes.

To date, no further information has been provided to address National Highways concerns although contact has been made by the applicant primarily to seek advice with regards drainage arrangements and culvert impacts. We are therefore recommending that the period of non-approval be extended for another 6 months to allow more time for outstanding matters to be resolved.

As previously stated, we consider that matters in relation to landscaping, boundary treatments and construction traffic management could be addressed by planning conditions. National Highways also continues to highlight concerns with respect to the sustainability of the site in noise terms.

Recommendation

National Highways recommends that Wiltshire Council not grant planning permission in respect of planning application reference PL/2023/10495 for a period of 6 months from the date of this recommendation.

This is to allow time for further information to be provided to enable National Highways to full understand the impact of the development on the safe and efficient operation of the A36 trunk road and thereby provide informed advice to the planning authority.

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 77 and 110 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 109 and 115 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up as part of a vision-led approach.

Moreover, the carbon reduction hierarchy (avoid-switch-improve) as set out in clause 4.3 of PAS2080:2023 promotes approaches and measures to minimise resource consumption and thereby reduce carbon emissions.

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.