

National Highways Planning Response (NHPR 22-12) Formal Recommendation to an Application for Planning Permission

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To: The Planning Inspectorate
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CC: [REDACTED]
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Planning Inspectorate Reference: S62A/2023/0027

Uttlesford D. C. Reference: UTT/23/2682/PINS

Location: Warish Hall Farm, Smiths Green Lane, Takeley, Essex

Proposal: Erection of 40 no. dwellings, including open space landscaping and associated infrastructure.

National Highways Ref: NH/23/03545

Referring to the consultation on a planning application dated 03 November 2023 referenced above, in the vicinity of the A120 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/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

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

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 PlanningEE@nationalhighways.co.uk

Signature: S. H.	Date: 06 December 2023
Name: Shamsul Hoque	Position: Assistant Spatial Planner
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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.

Recommended No Objection

National Highways offer no objection.

Reason:

The proposed application site will be accessed from the local road network. In the vicinity of the application site, National Highways is responsible for the operation and maintenance of the M11 (including Junction 8) to the west of Takeley and the A120 to the north of Takeley. From this proposed application location there are a number of travelling routes to and from the nearest SRN Junction/s. For example, using the B1256 in the eastern direction, or using the B1256 in the western direction, or using the Smiths Green Road in the northern direction.

We have completed our review of the details and information provided. The amendments proposed to this planning application are not in conflict with National Highway's (former, Highways England) previous formal response recommending No Objection. Consequently, our previous recommendation of No Objection remains unchanged.

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.