



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

From: Andy Jinks (Regional Director)
Operations Directorate
Midlands Region
National Highways
PlanningM@nationalhighways.co.uk

To: West Northamptonshire Council (FAO Rob Burton)
planning@westnorthants.gov.uk

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

Council's Reference: 2023/6478/OUT

Location: 4 Watling Street East Fosters Booth NN12 8LB

Proposal: Outline planning permission for demolition of public house and erection of six terrace houses with associated parking spaces (all matters reserved).

National Highways Ref: NH/23/04088

Referring to the consultation on a planning application dated 31 August 2023, in the vicinity of the A5 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 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.

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

Signature:

Date: 19 December 2023

A large black rectangular box redacting the signature. To the left of the box, a small portion of a grey background is visible, showing a faint, curved line that appears to be the start of a signature.

Name: Babatunde Adekoya-Serrano

Position: Assistant Spatial
Planner

National Highways
199 Wharfside Street,
Birmingham, B1 1RN

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

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.

Highways Act Section 175B

In accordance with Section 175(b) of the Highways Act 1980 (as inserted by The Infrastructure Act 2015) National Highways consents/does not consent to the formation of an access on to the A5 Trunk Road. This consent is valid only for application 2023/6478/OUT. and to the layouts shown on drawing 1, 2 and 3.

Development Proposal

Outline planning permission for demolition of public house and erection of six terrace houses with associated parking spaces (all matters reserved).

Recommended Holding

It is recommended that this application should not be approved until further three months as the previous information requested has not been submitted to National Highways. Without the relevant information, National Highways cannot make any further comments regarding the safe and efficient operation of the SRN.

National Highways welcomes any further correspondence regarding this development proposal.

Considering the above, National Highways recommends that planning permission not be granted for a period of three months from the date of this notice.

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.