



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

From: Regional Director, South West Operations Division, National Highways,
planningsw@nationalhighways.co.uk

To: South Gloucestershire Council FAO Jonathan Ryan

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

Council's Reference: P22/01300/O

National Highways Ref: 94442

Referring to the notification of an application for the Erection of up to 180 dwellings, a local shop and associated infrastructure (Outline) with access to be determined; all other matters reserved on Land At Sodbury Road Wickwar South Gloucestershire GL12 8PG 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

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

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.

Signature:



Date: 8 April 2022

Name: Westley Little

Position: Planning Manager

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Annex A **National Highways recommended Further Information Required**

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 England was renamed National Highways in August 2021. Prior to April 2015 the organisation was known as the Highways Agency. National Highways is a government owned company responsible for operating, maintaining and improving the SRN.

Statement of Reasons

The application seeks outline permission for the erection of up to 180 dwellings, a local shop (500sqm) and associated infrastructure (Outline) with access to be determined; all other matters reserved on Land at Sodbury Road Wickwar South Gloucestershire GL12 8PG.

The proposed development site is located within the south-western part of the village of Wickwar and is not an allocated site. The site is bounded by the B4060 (Sodbury Road) to the east; by Firth Lane to the south; by open agricultural land to the west; and by buildings associated with South Farm to the north.

National Highways responded to South Gloucestershire Councils request for National Highways to provide comments on *P21/030/SCR: Request for an EIA screening opinion for proposed development – land at Sodbury Road, Wickwar* on the 10th November 2021. In that response we stated the following due to the existing peak hour congestion at M5 J14:

“The site is located approximately 6.3km from the M5, Junction 14. It should be noted that M5 Junction 14 experiences congestion at peak times and that any assessment should consider the impacts at this junction.”

The Transport Assessment (TA) advises that the proposed development site lies opposite two parcels of land which were recently granted planning consent. These are:

- Land south of Poplar Lane: 80 residential units PK16/4006/O, (Outline, granted 2017) and PK17/5966/RM (Reserved matters, granted 2018); and
- Land south of Horwood Lane, Sodbury Road: 90 residential units PK17/4552/O (Outline, granted 2018) and P19/5258/RM (Reserved Matters, granted 2019).

The proposed site is located approximately 6.3km from M5 Junction 14, which is located to the northwest of the site and is accessed via the B4509 and the B4508. In relation to this development proposal National Highways interests relates to M5 Junction 14.

National Highways is aware that significant queuing occurs in this location that has been recorded extending back onto the M5 mainline at the M5 Junction 14 northbound off-slip during the weekday AM Peak periods. South Gloucestershire Council also report that there is significant queueing on the B4509 from Charfield in the peak periods. Due to this and considering a number of live planning applications whose developments are likely to have a cumulative impact at M5 Junction 14, National Highways is currently undertaking a study utilising our adopted VISSIM model platform to understand the cumulative impact of the proposed developments and what potential mitigation will be required at this junction. This model update should be completed by the end of the Spring 2022.

We highlight that in our response (dated 10th November 2021) to the statutory consultation on *P21/030/SCR: Request for an EIA screening opinion for proposed development – land at Sodbury Road, Wickwar* we stated:

“The site is located approximately 6.3km from the M5, Junction 14. It should be noted that M5 Junction 14 experiences congestion at peak times and that any assessment should consider the impacts at this junction.”

Therefore, National Highways requests that the applicant either provides a modelling assessment to support their application which identifies their predicted impact at M5 Junction 14 together with a cumulative impact assessment at this junction, or alternatively there is an opportunity to wait for National Highways to complete our cumulative impact study which is on schedule to be completed by the end of Spring 2022.

Trip Distribution and Generation

National Highways has reviewed the submitted Transport Assessment for this application and we note that the trip distribution for development-generated traffic has been acquired from the Horwood Lane TA which, in turn, was derived from the 2011 Census Journey to Work (Car Driver) database. From our review we note that there does not appear to have been any objections to the distribution and we therefore consider the distribution as set out below acceptable:

- Northbound 44.3%; and
- Southbound 55.7%.

In terms of the residential trip rates and generation for the site we consider the values set out in Table 6.4 within the Transport Assessment acceptable.

Notwithstanding the above, we need the applicant to advise National Highways of their predicted traffic impact at M5 Junction 14 so that we can consider whether it is material or not and so that the predicted development traffic flows can be included in our updated VISSIM modelling assessment of cumulative impacts at this junction.

Construction Traffic

National Highways requests that construction trips are minimised where practicable during the busy weekday and Saturday peak periods to avoid impacting on M5 Junction 14 and that a Construction Traffic Management Plan (CTMP) is submitted.

Recommendation

National Highways recommends that planning consent not be granted for application reference P22/01300/O for a period of six months from the date of this recommendation. This is to provide time for the applicant to provide further information, listed below, to enable National Highways to understand the impact of the development on the safe and efficient operation of the M5, and thereby provide the Local Planning Authority with fully informed advice:

- Provide further detailed information regarding the predicted development traffic flows and a modelling assessment of the developments predicted impact at M5 Junction 14; and
- Provide Construction Traffic Management Plan (to be secured by condition).