



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

From: Steven Thulborn (Head of Planning & Development)
Operations Directorate
East Region
National Highways
PlanningEE@nationalhighways.co.uk

To: Uttlesford District Council
Planning@Uttlesford.gov.uk

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

Council's Reference: UTT/25/2786/OP

National Highways Ref: NH/25/13518

Location Land North Of Taylors Farm The Street Takeley

Proposal; Outline application with all matters reserved except access for commercial development of mixed employment including offices and/or industrial processes and/or general industrial and/or storage and distribution (Use Classes E(g)(i) and/or E(g)(iii) and/or B2 and/or B8 with any ancillary office floor space) and/or a Mobility and Amenity Hub comprising retail food/beverage use (Use Class E(b)) and/or office (Use Class E(g)(i)) and/or a public transport interchange (Sui Generis), and access works, strategic landscaping, infrastructure and other associated works

Referring to the consultation on a planning application dated 31 Oct 25 referenced above, in the vicinity of the M11/A120 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is as follows:

a. ~~**No Objection:** see reasons at Annex A.~~

b. ~~**Conditional Approval:** National Highways recommends approval of the application, subject to the agreement and implementation of planning conditions and/or obligations as set out in Annex A.~~

- c. **Deferral:** National Highways is not currently in a position to support this application and requests further assessment, evidence, revisions and/or dialogue as set out in Annex A.

- ~~d. **Refusal:** recommend that the application be refused for the reasons set out in 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.

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 PlanningEE@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:



Date: 30 July 26

Name: Mark Norman

Position: Spatial Planner

National Highways

National Highways | Woodlands | Menton Lane | Bedford | MK41 7LW

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.

A run of the Essex Microsimulation model of M11 J8 and the A120 junction to the east, has been requested, we are currently awaiting the submission of this to enable us to assess the proposed developments impact on M11 J8. This has been submitted to us and has been reviewed we are awaiting a response for the developer

We therefore recommend that planning permission is not granted before to allow sufficient time for the above matters to be addressed. If all matters can be agreed sooner than this we can then withdraw this recommendation, and we will issue a definitive response.

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 74 and 109 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 108 and 114 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.