



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

From: Martin Fellows (Regional Director)
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To: South Cambridgeshire District Council

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

Council's Reference: 22/02771/OUT

Location: Land North Of Cambridge North Station Milton Avenue Cambridge Cambridgeshire

Proposal: A hybrid planning application for: a) An outline application (all matters reserved apart from access and landscaping) for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)); and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), together with the construction of basements for parking and building services, car and cycle parking and infrastructure works. b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.

Referring to the consultation on a planning application dated 24 June 2022 referenced above, in the vicinity of the A14 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 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: A.Lawman	Date: 16/09/2022
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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.

The site lies within the North East Cambridge Area Action Plan (NEC AAP) area which is a proposed spatial framework that is at submission version. The proposed submission version is effectively a final draft which Cambridge City Council and South

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

Cambridgeshire District Council propose to adopt. The AAP process is dependent on a separate Development Consent Order process for the relocation of the Cambridge Waste Water Treatment Plant. The Transport Evidence Base that forms part of the document library for the proposed framework formulates a trip budget for the developments within the NEC AAP. The developers have been in regular discussions with the local highways authorities and National Highways, as the NEC sites move forward.

Of concern in relation to this application is the Milton Interchange and the effect on the A14. The network in this vicinity of the NEC AAP area is extremely saturated, on both the local highway network and the SRN. National Highways request that the application is not determined before 28th October 2022 to allow the review of the Transport Assessment/FTP. If we are in a position to respond earlier than this, we will withdraw this recommendation accordingly.