

From: Sally Parish [REDACTED]

Sent: 08 April 2025 11:09

To: Ellena Fletcher <[REDACTED]> Planning Comments North
<PlanningCommentsNorth@Somerset.gov.uk>

Cc: Chrystèle Garnier [REDACTED] Third Party Works SW Area
[REDACTED]

Subject: DL 10/4/25 - NEW Somerset Planning North: 37/25/00011/EF Land at Junction 24, North Petherton, Bridgwater, TA7 0AH - CLARIFICATION REQUESTED

Ellena,

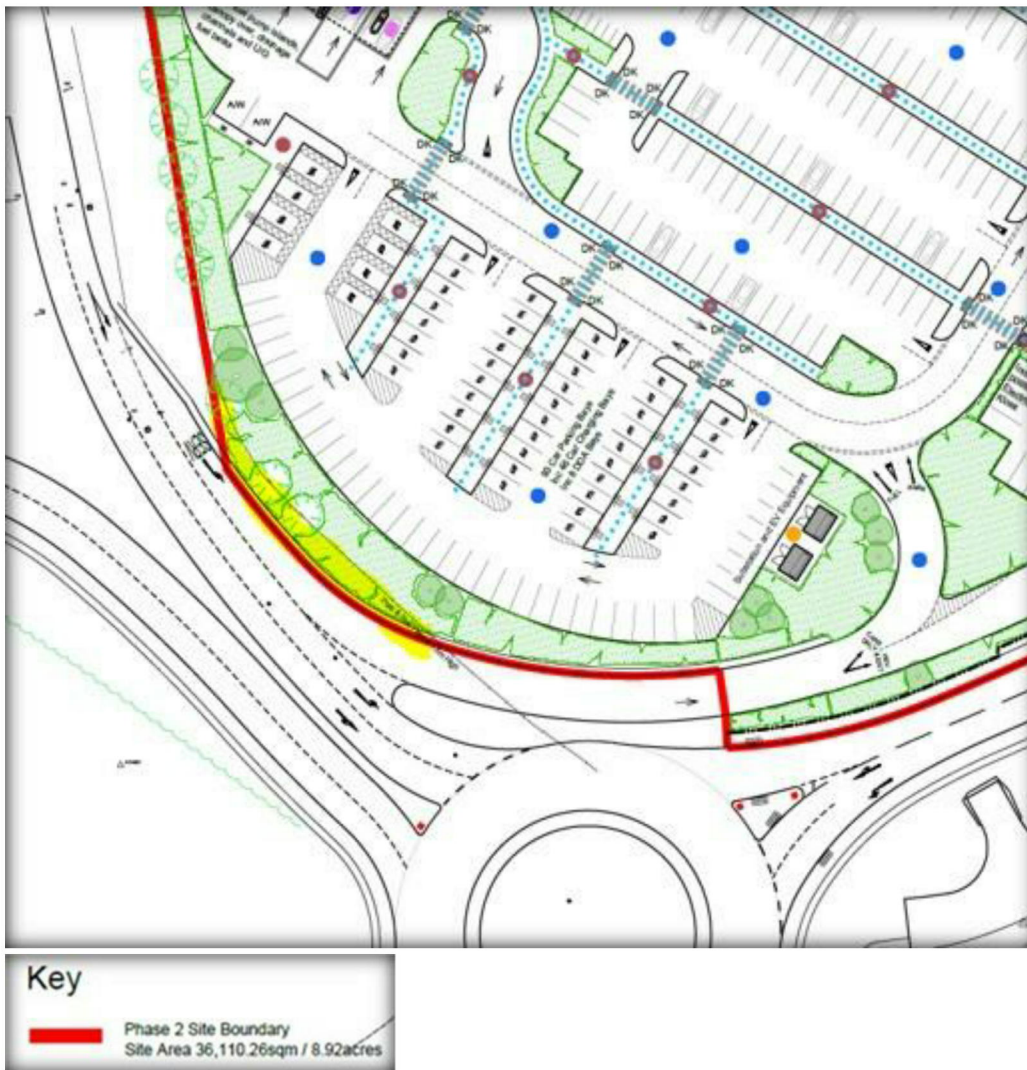
37/25/00011 – Approval of the details of landscaping for the creation of a new Motorway Service Area and ancillary uses including all supporting infrastructure, at Land At, Junction 24, North Petherton, Bridgwater, Somerset, TA6

Thank you for consulting National Highways on the above application.

We have reviewed the information provided and request the below clarification and/or revisions please.

National Highways estate

The *Proposed Site Layout Plan Drg No. 62a* (dated 30.10.24) shows the 'Phase 2 Site Boundary' extending beyond the existing Post & Rail Fence that is the boundary of the applicant's land title, as highlighted in snip below.



The 'Phase 2 Site Boundary' therefore extends into National Highways Land Title ST268626. Can the applicant please confirm that they have obtained the required agreement for these works on our estate with our Third Party works Team thirdpartyworksswarea@nationalhighways.co.uk

The 'Phase 2 Site Boundary' also conflicts with the site boundary shown on the *Phase 1 - Proposed Soft Landscape Plan (Sheet 1 of 5) Rev F* where we have reviewed planting proposals shown in the snip below (October 2022). Clarification on this is requested please.



-  Native Tree
-  Native Woodland
-  Native Species Hedgerow

The following species must not be planted on or within 10m of our estate:

1. Blackthorn (*Prunus spinosa*)
2. Goat willow (*Salix caprea*)

3. Crack willow (*Salix fragilis*)
4. Dogwood (*Cornus sanguinea*)
5. Italian alder (*Alnus cordata*)
6. Cherry (*Prunus sp*)
7. Quaking Aspen (*Populus tremula*)
8. Wild Privet (*Ligustrum vulgare*)

In addition, the following trees must not be planted in a position where at maturity they would be within falling distance of the carriageway or any significant National Highways asset:

9. Silver Birch (*Betula pendula*, *Betula pubescens*)
10. Austrian Pine (*Pinus nigra*)
11. Poplar (*Populus sp*)
12. Oak – English/Sessile (*Quercus robur*, *Quercus petraea*)

We look forward to receipt of the above clarification and revised plans to enable us to support the application.

Kind regards,

Sally

Sally Parish, Highways Development Management, South West Operations

National Highways | Ash House | Falcon Road | Sowton Ind. Estate | Exeter | EX2 7LB



For information about our engagement with the planning system please visit

