



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

From:

[REDACTED]
Operations Directorate
Midlands Region
National Highways
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To:

North Warwickshire Borough Council - FAO Andrew Collinson

CC:

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

Council's Reference: PAP/2021/0663

Location: Land on The West Side Of, Dordon Road, Polesworth

Proposal: Outline planning permission for development of land within Use Class B2 (general industry), Use Class B8 (storage and distribution) and Use Class E(g)(iii) (light industrial), and ancillary infrastructure and associated works, development of overnight lorry parking facility and ancillary infrastructure and associated works. Details of access submitted for approval in full, all other matters reserved

National Highways Ref: 93439

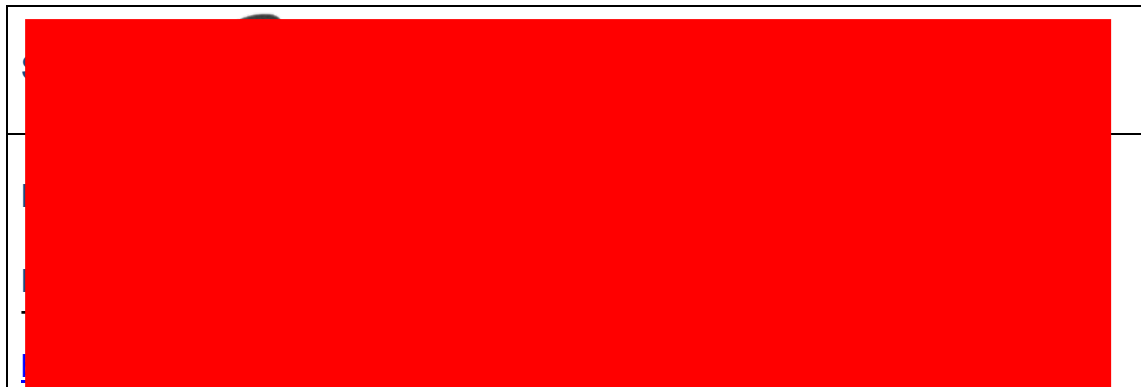
Referring to the consultation on a planning application dated 10 December 2021 referenced above, in the vicinity of the M42 and A5 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- ~~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.



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

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.

Recommended Non-Approval

It is recommended that the application should not be approved until the 22 September 2023. The justification for this decision is provided below.

National Highways (we) have undertaken a full and robust assessment of the planning application which has been submitted by the applicant, Hodgetts Estates. This appraisal has included the supporting information which has included a Transport Assessment and Travel Plan Framework, prepared on the applicant's behalf by Bancroft Consulting Limited (Bancroft).

Update March 2023:

National Highways continues to discuss the planning application and development proposals with the applicants based on our previous responses. At present these discussions have been focused on the modelling requirements, however all other matters remain outstanding.

Most recently National Highways has undertaken a review of the modelling which has been supplied by the applicant's additional transport consultants from Tetra Tech. This has been reviewed on our behalf by AECOM, and there are a number of matters where amendments or further clarification are required, as we are discussing these with the applicant's consultant team.

A further meeting took place on the 15 March 2023 between the applicants, us, North Warwickshire Borough Council, Warwickshire County Council and Staffordshire County Council, during which further discussion was had on the modelling requirements and the need to undertake refreshed traffic count surveys to resolve discrepancies within the existing model which has been submitted. The locations for these have been identified and discussed further. In addition, we are in the process of providing more detailed comments on the latest modelling information which had been provided to ourselves.

As the modelling was to be reviewed, it was discussed and agreed that consideration now had to be based on the requirements of the new Department for Transport Circular 01/2022, which replaces and supersedes the former Department for Transport Circular 02/2013.

In addition, we have provided comments on the Walking, Cycling, Horse-Riding Assessment and Review (WCHAR), these comments have been provided back to the

applicants for consideration, as well as comments regarding a proposed cycle link on the northern side of the A5 between the M42 Junction 10 and the proposed site access on the A5.

Once the modelling has been approved and the access arrangements and cycle link acceptability have been established, we will work with the applicants to agree the Road Safety Audit Stage 1 through the process as set out in GG119 Road Safety Audits which forms part of Design Manual for Roads and Bridges.

Therefore, we continue to work collaboratively with the applicant, their consultant teams, and the relevant Local Highway Authorities. We therefore await the provision of the additional information requested in our previous response to enable us to complete our assessment of the development proposals and consider whether they are acceptable in accordance with Circular 01/2022 and the National Planning Policy Framework.

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