

Your ref: PAP/2021/0663  
My ref: 210633  
Your consultation received: N/A



Mr J Brown BA Dip TP MRTPI  
Head of Development Control Service  
The Council House  
South Street  
Atherstone  
CV9 1DE

FAO: Andrew Collinson

**Communities**

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21 March 2024

Dear Mr Brown

**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.  
**APPLICANT:** Mr D Hogetts – Hogetts Estate

The Highway Authority had the following comments to make in regard to your consultation dated 10 December 2021:

*The Highway Authority would not consider adopting the proposed development roads as public highway. The roads will need to be privately maintained.*

*The proposed access to the site for vehicles will be from the A5, which National Highways is the overseeing highway authority for the road. The access will link a private road to the A5, so Warwickshire County Council as the Highway Authority does not need to review the Road Safety Audit for the access, nor the design and construction details of the access. National Highways will be responsible for the installation of the access.*

*Working for  
Warwickshire*

*Regarding the impact of the development on the public highway, the Highway Authority does require further information in accordance with LTP modelling protocol:*

<https://www.warwickshire.gov.uk/modelling-surveys/traffic-modelling-development-assessments/1>

*The Highway Authority requires the actual microsimulation models and full set of outputs for the results quoted in Section 2.11 of the TA:*

- *VM200361-Sp001 - Impact Assessment Results.xls*
- *VM200361-Sp004 - Modelled Flows.xls*
- *VM200361-Sp005 - Demand Flows.xls*

*In addition, the following Linsig models need to be submitted for consideration:*

- *M42/A5 Junction 10 Signal Controlled Gyratory*
- *Proposed A5/Site Access Signal Controlled Junction*
- *A5/Birch Coppice Access Signal Controlled Junction*

*Therefore, the Highway Authority's response to your consultation is one of OBJECTION for the following reason:*

1. *Insufficient information has been provided to determine the impact of the development on the public highway network.*

The Highway Authority has the following comments to make in regard to the ongoing application:

It has been a significant amount of time since the last consultation response was sent. During that period monthly meetings have been held between the applicant & agents of, the relevant highway authorities and the planning authority. During that period the

Highway Authority has positively engaged with the applicant to progress the application to a point where the application can be determined.

However, a planning appeal has been submitted against non-determination prior to getting to a point of being able to determine the application.

Unfortunately, at this time the Highway Authority cannot assess the impact of the development on the highway network Warwickshire County Council (WCC) as the Highway Authority is responsible for. The Highway Authority is waiting for National Highways to agree the base TRANSYT model for M42 Junction 10. National Highways is asking for the model submitted for consideration to be adjusted. Once the base model has been agreed the future models can be produced and submitted for consideration. Only at that point can WCC start to review the impacts on their highway network.

The validation of the TRANSYT model is holding up WCC's formal response. But as an appeal is looming, WCC as the Highway Authority is submitting this response to show that the application has proceeded as positively as possible, but cannot submit a more detailed response until such times that the TRANSYT outputs are made available.

Therefore, the Highway Authority's response to your consultation remains one of OBJECTION, as insufficient information has been received to consider the impacts of the development on the highway network.

Yours sincerely

A solid red rectangular box used to redact the signature of the Development Management Engineer.

Development Management Engineer

Copy to; Councillor Mr A Wright, - Baddesley & Dordon, for information only.