



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

From:

[Redacted]  
Operations Directorate  
Midlands Region  
National Highways  
[PlanningM@nationalhighways.co.uk](mailto:PlanningM@nationalhighways.co.uk)

To: North Warwickshire Borough Council – FAO – Andrew Collinson

CC: [transportplanning@dft.gov.uk](mailto:transportplanning@dft.gov.uk)  
[spatialplanning@nationalhighways.co.uk](mailto:spatialplanning@nationalhighways.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.<sup>1</sup>

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](mailto:transportplanning@dft.gov.uk) and may not determine the application until the consultation process is complete.

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| <b>Signature:</b> [REDACTED] <b>Date:</b> 22 June 2022  |
| <b>Name:</b> Adrian Chadha <b>Position:</b> Assistant Spatial Planner                           |
| <b>National Highways</b><br>The Cube   199 Wharfside Street   Birmingham   B1 1RN<br>[REDACTED] |

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<sup>1</sup> 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.

### **Recommended Non-Approval**

It is recommended that the application should not be approved until the 30 June 2022. 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 also included a Transport Assessment and Travel Plan Framework, prepared on the applicant's behalf by Bancroft Consulting Limited (Bancroft).

#### **Update March 2022:**

National Highways continues to discuss the planning application and development proposals with the applicants based on our response dated the 31 December 2021. At present these discussions have been focused on the modelling requirements, however all other matters remain outstanding.

Therefore, we continue to 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 02/2013 and the National Planning Policy Framework.

#### **Update June 2022:**

National Highways are in receipt of further modelling and currently reviewing this detail, once concluded a further response will be issued.

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