



National Highways Planning Response (NHPR 21-09)

Final Planning Response to Application for Planning Permission



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.

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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 31 March 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 has included a Transport Assessment and Travel Plan Framework, prepared on the applicant's behalf by Bancroft Consulting Limited (Bancroft).

Site Location and Existing Use:

The site is located on land to the north of the A5 and north east of M42 Junction 10. The A5 forms the southern boundary and the M42 the site's western boundary. At present most of the site has an agricultural use, however the redline boundary does include a brownfield element. The site is accessed through gated access and dropped kerb off the A5 Corridor.

Transport Assessment:

We have reviewed the Transport Assessment and the assumptions and conclusions which have been made. It is noted that the trip rates have been agreed through pre-application discussions.

However, to fully assess the impact of the development proposals on the operation of the SRN, we therefore request the provision of the following information to aid our assessment.

1. We require the provision of the LINSIG Models and the full output files which have been utilised to assess the impact of the development on the operation of the M42 Junction 10, the A5 / Birch Coppice Signalised Junction, and the proposed site access arrangements.
2. Clarity is required on where the demand flows utilised in the model have derived.

Access Arrangements:

We have undertaken a review of the proposed access arrangements for the development proposals. These are set out in drawing number F19123/07 Rev A. It should be noted that during pre-application discussions we have regularly raised concerns about the introduction a new signalised junction will have upon the operation of the A5 Corridor.

As noted above we require provision of the full LINSIG model and the full outputs files for the access arrangements, so that these can be fully assessed and appraised.

In addition, no safety assessments have been undertaken in relation to the proposed access arrangements. These must include a Road Safety Audit Stage 1, and must comply with GG119 – Road Safety Audits, and WCHAR Assessment, and must comply with GG142 – Walking, Cycling and Horse-Riding Assessment.

Summary:

We have undertaken an assessment of the planning application and the development proposals. Based on this appraisal we request the provision of the additional information above 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.

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.