



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Catherine Brookes (Divisional Director)
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To: **Coventry City Council – FAO Nigel Smith**

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: **OUT/2019/0022**

Referring to the planning application referenced above, consultation dated 14 January 2019, an **OUTLINE APPLICATION FOR THE DEMOLITION OF ALL EXISTING BUILDINGS AND THE ERECTION OF UP TO 550 DWELLINGS AND CREATION OF ASSOCIATED VEHICULAR ACCESSES TO TAMWORTH ROAD AND FIVEFIELD ROAD, PEDESTRIAN/CYCLE AND EMERGENCY ACCESSES, DIVERSION OF PUBLIC RIGHTS OF WAY, HIGHWAY IMPROVEMENTS TO FIVEFIELD ROAD, PARKING, LANDSCAPING, DRAINAGE FEATURES, OPEN SPACE AND ASSOCIATED INFRASTRUCTURE, WITH ALL MATTERS TO BE RESERVED EXCEPT ACCESS POINTS INTO THE SITE**, on land at Fivefield Road and Tamworth Road, notice is hereby given that Highways England's formal recommendation is that we:

- a) ~~offer no objection;~~
- b) ~~recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);

~~d) recommend that the application be refused (see Annex A — Reasons for recommending Refusal).~~

Highways Act Section 175B is not relevant to this application.¹

This represents Highways England's formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gsi.gov.uk.

Signature:

Date: 4 February 2019



Name: Richard Timothy

Position: Asset Manager

Highways England:

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

Annex A Highways England recommended further assessment required

HIGHWAYS ENGLAND (“we”) has been appointed by the Secretary of State for Transport as 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.

This response represents our formal recommendations with regard to the above referenced planning application and has been prepared by Richard Timothy, Asset Manager for Highways England.

This planning application forms part of the wider Keresley Sustainable Urban Extension (SUE), which is now allocated in the Coventry City Council Local Plan (adopted 2017) and is listed under Policy DS4 (Part A) – General Masterplan Principles and Policy DS4 (Part C) – Keresley SUE Specific Masterplan Principles that relate to any development proposals on the site. The wider SUE is to consist of up to 3,100 new dwellings, education facilities, two local centres and accompanying infrastructure.

We have previously considered information related to development at Keresley SUE and have raised some concerns regarding the potential impacts of development on the M6, at Junction 3 specifically which is already noted for significant levels of congestion at times.

It is considered that applications coming forward should take account of the cumulative impact of the wider SUE, while also taking account of the potential implications of the new Link Road proposed as part of the Keresley SUE development. Highways England also requires a better understanding of the effects of other Local Plan allocated sites nearby (including the Eastern Green SUE) on M6 Junction 3, which will likely be compounded by further Local Plan growth set out in the emerging Nuneaton and Bedworth Local Plan.

The Transport Assessment provided in support of this application is predominantly based on the methodology agreed for a similar outline application reference OUT/2014/2282 on land adjacent, including trip rates and the use of the CASM model to determine trip distribution figures. Upon review we consider the use of the approved methodology appropriate as a basis.

Since adoption of the Local Plan in 2017 and in the context of wider development, however, we consider that the potential impact of both the Fivefield Road development and wider Keresley SUE should be considered further. In order to fully

measure the potential impact of development trips on the SRN a sensitivity test should be undertaken which considers a larger number of trips using M6 Junction 3 to access Nuneaton via the A444.

We also recommend that consideration is given to other planned growth including Local Plan allocated developments (with the Eastern Green SUE being the most prominent), as well as the inclusion of the proposed Keresley SUE Link Road. The introduction of this would provide a new corridor for traffic to the west of the city and could potentially affect the strategic traffic profile for the whole of Coventry.

Allocations proposed under the Nuneaton and Bedworth emerging Local Plan (scheduled for adoption Spring 2019) should also be included due to the proposed development of several major sites which are also likely to use M6 Junction 3 as primary access to the SRN, as well as increase trips travelling across it on the A444 bound for Coventry.

We welcome discussion with the applicant on the above points, which we consider necessary to ensure the application is fully assessed in accordance with DfT Circular 02/2013 *Strategic Road Network and the Delivery of Sustainable Development*.

On the basis of the above, Highways England recommends that permission should not be granted for a period of up to three months from the date of this response to allow time for further discussion with the applicant on these matters.