



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, Keresley, Coventry, 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: 27 January 2020



Name: Richard Timothy

Position: Assistant Spatial Planner

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 planning application OUT/2019/0022 and has been prepared by Richard Timothy, Assistant Spatial Planner 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 severe levels of congestion at times during peak hours.

Highways England initially responded to the application on 3 May 2019 when it was recommended that consent not be granted for a period of three months to enable the applicant to undertake further assessment, particularly in order to understand the cumulative impact of the Keresley SUE, in accordance with DfT Circular 02/2013. Highways England has since responded to the application in August and October 2019, which again recommended that planning permission not be granted for a further period of three months. We have not received any additional information from the applicant since. Our comments are summarised as follows:

The previous Highways England responses confirmed acceptance of the modelling methodology, including trip rates and the use of the CASM model to determine trip distribution figures. However, the response outlined that individual applications coming forward should also take account of the cumulative impact of the wider SUE, while also considering 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 growth set out in the emerging Nuneaton and Bedworth Local Plan.

The applicant has recently confirmed that sites associated with the Nuneaton and Bedworth Local Plan have been included in the modelling, and therefore we consider this point to be largely addressed. We are currently awaiting confirmation that the Eastern Green SUE is also included.

In summary, Highways England has recommended that consideration should be given to other planned growth including Local Plan allocated development (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. We are currently engaging with the applicant's transport consultants to ensure junction assessment is undertaken which robustly demonstrates the impact of both the Fivefield Road parcel within the SUE at M6 Junction 3, and also the cumulative impact of the Keresley SUE and other development in future years.

We are continuing to engage directly with the applicant's transport consultants to address the outstanding points, which we consider necessary to ensure the application is fully assessed in accordance with DfT Circular 02/2013 '*The Strategic Road Network and the Delivery of Sustainable Development.*'

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