

From: Thomas, Patrick [<mailto:Patrick.Thomas@highwaysengland.co.uk>]

Sent: 19 December 2017 16:59

To: Stephens, Gavin

Cc: Abakasanga, Ngozi; Planning Enquiries; growthandplanning; 'transportplanning@dft.gsi.gov.uk'

Subject: Model Farm, Hildersley, Ross On Wye

Dear Gavin,

Further to previous correspondence, we have completed our review of the latest batch of information forwarded by Arup in support of this planning consultation.

I am pleased to confirm that all our outstanding issues with the have proposal now been addressed. Accordingly, please see the attached letter which formally recommends a number of conditions to any planning permission granted.

I trust that you find this satisfactory.

Regards
Patrick

Patrick Thomas, Asset Manager

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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
Operations Directorate
Midlands Region
Highways England
planningM@highwaysengland.co.uk

To: **Herefordshire Council**

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

Council's Reference: **P173600/O**

Referring to the planning application referenced above, dated October 5th, 2017, **A40 MODEL FARM, ROSS ON WYE, HEREFORD**, Model Farm, Hildersley, Ross-on-Wye HR9 7NN, 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

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

This represents Highways England 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 2015, via transportplanning@dft.gsi.gov.uk.

Signature:



Date: 19 December 2017

Name: Patrick Thomas

Position: Asset Manager

Highways England:

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Annex A Highways England recommended Planning Conditions

HIGHWAYS ENGLAND (“we”) have 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 P173600/O and has been prepared by Patrick Thomas, Asset Manager for Highways England.

Planning History

The Model Farm development first gained planning permission approval in 2014, but due to delays in the construction of the site, the planning permission is due to expire at the end of 2017, thus requiring renewal. As part of the renewed planning application, an updated Transport Assessment (TA) was required.

Current Planning Application

Highways England understands that a planning application was validated on 22 September 2017 for the proposed development at Model Farm, planning application P173600/O.

Highways England issued a formal response to Herefordshire Council on 26 October 2017 recommending that planning permission should not be granted for a period of 3 months. This was due to outstanding issues relating to the Transport Assessment submitted in support of the planning application.

Since this holding recommendation was issued, Highways England has engaged with Herefordshire Council’s technical advisors and additional technical information has been submitted to Highways England for review and agreement.

A review of this information has concluded that the proposed development would not have a significant impact on the SRN.

Given the above, it is considered that the proposed development would be acceptable to Highways England subject to the imposition of our recommended planning conditions as detailed below.

It was agreed during scoping discussions that the requirement for a full Travel Plan could be a planning condition to be attached to any planning permission granted.

There is also a need to ensure that any impact on the Strategic Road Network during construction works is minimised. We consider that this requirement is best dealt with by way of a planning condition. Therefore, the conditions below are recommended:

Highways England Recommended Planning Conditions

Condition 1

A full workplace Travel Plan will be submitted to and agreed in writing by the Local Planning Authority in consultation with Highways England prior to the occupation of each phase of the development. This shall contain details of actions to be taken to encourage the use of sustainable transport alternatives to private car, targets for mode shift and timescales for their implementation. The actions detailed shall then be implemented and monitored in accordance with the Travel Plan.

Reason

To ensure the safe and free flow of traffic on the A40, A449 and M50 Motorway and that the A40, A449 and M50 Motorway continues to serve their purpose as part of the national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980 and to ensure that sustainable travel choices are available for occupants of the site.

Condition 2

No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority for the A40 and A449 trunk roads and the M50 motorway. The CTMP shall provide details of the access routes to the site to be used by construction traffic. The approved CTMP shall be adhered to throughout the construction period

Reason

To ensure that the safety and efficient operation of the strategic road network is not compromised during the construction period.