



## 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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Midlands Region  
Highways England.  
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To: **Solihull Metropolitan Borough Council – Lawrence Osborne**

CC: [transportplanning@dft.gsi.gov.uk](mailto:transportplanning@dft.gsi.gov.uk)  
[growthandplanning@highwaysengland.co.uk](mailto:growthandplanning@highwaysengland.co.uk)

Council's Reference: **PL/2016/02754/MAJFOT**

Referring to the planning application referenced above, consultation dated 4<sup>th</sup> November 2016 and 18<sup>th</sup> October 2017, **Proposed development of new Motorway Service Area, associated highway improvement works and other associated infrastructure**, Land Adjacent J4 M42 Box Tree Farm Stratford Road Hockley Heath Solihull, 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 / is not relevant to this application.<sup>1</sup>

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<sup>1</sup> Where relevant, further information will be provided within Annex A.

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](mailto:transportplanning@dft.gsi.gov.uk).

<b>Signature:</b> 	<b>Date:</b> 13 <sup>th</sup> August 2020
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## **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 recommendation regarding the above referenced planning application and has been prepared by Ben Simm, Spatial Planner for Highways England.

### **Context**

Highways England received initial notification, in November 2016 of planning application (ref PL/2016/02754/MAJFOT), which proposed the construction of a Motorway Service Area (MSA) at M42 Junction 4. We subsequently wrote to you on 24 November 2016 setting out our review of the application’s conformity to the policy on developments which affect the SRN. This policy, contained within the Department for Transport (DfT) Circular 02/2013 (‘the Circular’), includes Annex B: Roadside Facilities for road users on Motorways and All-Purpose Trunk Roads in England; this annex is applicable to this development proposal.

Our initial review had found that the application was lacking in sufficient detail to enable us to provide a definitive response, therefore resulting in our recommendation that the application would not be determined for a period of 6 months to allow the applicant time to improve the evidence base underpinning the application.

We subsequently renewed this position via our formal response to the application on occasions commencing 23 May 2017 until most recently on 14 October 2019. Following further technical work by the applicant we revised our response to one of no objection subject to conditions on the 11<sup>th</sup> December 2019.

Subsequently the applicants and their transport consultants, AECOM, have been undertaking a review of their strategic transport modelling for the development proposals. Due to this refresh and review Highways England has therefore had to revise its response back to a holding response whilst this work is undertaken and therefore this response supersedes our response dated the 11<sup>th</sup> December 2020. An update of this work is provided below.

**August 2020**

AECOM acting on behalf of the applicant have engaged with Highways England in relation to refreshing the strategic modelling which was undertaken to support the planning application. The updated methodology and modelling outputs have been provided to us, and are currently being considered and appraised by Systra on our behalf. At present there are matters which require further clarification and discussion, and we are therefore unable to accept the refreshed modelling at present. We remain in dialogue with AECOM on these.

**As a result of the above we recommend that the application not be determined for a period of 3 months from the date of this notice. We further recommend that the applicant contacts Highways England to discuss the outstanding issues in detail.**