



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Regional Director,
Operations Division: South West Region
Highways England
planningsw@highwaysengland.co.uk

To: John Hinett, Tewkesbury Borough Council

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

Council's Reference: 16/02000/OUT

Referring to the notification of the Outline Planning Application validated on 07 October 2016, regarding M5 J10; M5 J11 and A40; and the proposals for up to 4115 new homes providing a range and choice of mix and tenure, including affordable housing (C3) and elderly persons accommodation (C2 up to 200 rooms), 24 ha of employment generating uses including 10 ha B1 business park (up to 40,000sqm), a hotel (C2 up to 100 rooms), and mixed use centres providing retail uses and community facilities (A1 - A5 up to 6,150sqm, D1/D2 up to 1,000sqm) A transport hub and public transport inter change, primary and secondary school education (D2), new areas of green infrastructure including areas of play sports hub, woodland planting, allotments and habitat at creation, creation of new means of access onto Tewkesbury Road and Manor Road, new footways and cycle ways, and drainage infrastructure at Elms Park, Tewkesbury Road, Cheltenham, Gloucestershire, 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 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: 21 April 2020
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¹ Where relevant, further information will be provided within Annex A.

Annex A ~~Highways England recommended Planning Conditions /~~
~~Highways England recommended further assessment required /~~
~~Highways England recommended Refusal.~~

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 planning application (App Ref – 16/02000/OUT) and has been prepared by Rachel Sandy, Team Leader (Highways Development Management Team – South West).

We have undertaken a review of the relevant documents supporting the planning application to ensure compliance with the current guidance of the Secretary of State as set out in DfT Circular 02/2013 “The Strategic Road Network and the Delivery of Sustainable Development” and the MHCLG National Planning Policy Framework (NPPF), being advised on this matter by our consultants, Jacobs.

Statement of Reasons

Highways England has previously issued a planning response to the Local Planning Authority (LPA) dated 23 April 2019, recommending that planning permission not be granted for a period of 6 months. This was renewed on 21 October 2019. This was to provide the applicant and its consultants with sufficient time to address Highways England’s concerns regarding SRN traffic impact.

Discussions are continuing with PJA regarding assessment parameters and scenarios to be tested, with trip generation and its distribution now agreed. However, we are continuing to work with the applicant in respect of development traffic assignment, capacity assessment and the identification of necessary mitigation. We are also working with the applicant to understand the likely phasing of development to ensure that it can be realised in a timely way with the delivery of necessary highway infrastructure. This work will utilise Highway’s England M5 J10 to J11 Paramics Model and Gloucestershire’s strategic transport model.

To allow this technical work to continue to progress, we are recommending a further temporary period of non-approval.

Recommendation

Tewkesbury Borough Council should not grant planning permission for the Elms Park proposals (Ref: 16/02000/OUT) for a period 6 months.

Reason: To provide the applicant with time to address Highways England’s outstanding concerning regarding the proposed development traffic impact on the SRN.