



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Milton Keynes Council

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

Council's Reference: 19/01818/OUT

Referring to the planning application referenced above, dated 30 October 2019, an outline application including access for the development of the site for employment uses, comprising of warehousing and distribution (Use Class B8) floorspace (including mezzanine floors) with ancillary B1a office space, general industrial (Use Class B2) floorspace (including mezzanine floors) with ancillary B1a office space, a small standalone office (Use Class B1) and small café (Use Class A3) to serve the development; car and HGV parking areas, with earthworks, drainage and attenuation features and other associated infrastructure, a new primary access off Brickhill Street, alterations to Brickhill Street and provision of Grid Road reserve to Brickhill Street with appearance, landscaping, layout and scale to be determined as reserved matters, at land at Brickhill Street, South Caldecotte, Milton Keynes MK17 9FE, 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.¹

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

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

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: 24 April 2020
Name: Shamsul Hoque	Position: Spatial Planning Manager
Highways England: Woodlands, Manton Lane Bedford MK41 7LW 	

Annex A Highways England recommended further assessment required

HIGHWAYS ENGLAND 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 regards to 19/01818/OUT and has been prepared by Shamsul Hoque.

Since our previous response in January 2020, the applicant has submitted revised VISSIM models. Following reviewing the revised model, we informed the applicant that there are still few more outstanding issues in the model as set out in the Technical Note 08 and 09 (dated 20 March 2020) by AECOM.

After this, the applicant has re-submitted another version of the revised VISSIM model on 2 April 2020. Now, we have completed our review and concluded our comments in the Technical Note 10 (dated 24 April 2020) prepared by AECOM. We (Highways England) recommend that further measures are required to ensure that the impact of the proposed South Caldecotte development on the A5 arms is not severe.

Therefore, we recommend that the application is not determined before 26 June 2020 to allow sufficient time to address the transport impact issues on the A5, part of the SRN. If we able to respond earlier than this, we will withdraw this recommendation accordingly.