

For the attention of: Matthew Thomas

Site: Michelin Farm, Arterial Road, Rayleigh, Essex, SS6 7TU

Development: Hybrid planning application: full planning application for erection of buildings for use within Classes B1(c), B2 and B8 with access and servicing arrangements, car parking, landscaping, drainage features and associated highway works (Phase 1); outline planning application for up to 33,500 square metres of employment uses (Classes B1(c), B2 and B8) including means of access with all other matters reserved (Phase 2).

Your Reference No: 18/01022/OUT

Highways England's Ref No: 83180

Dear Matthew Thomas,

Thank you for the letter on 27th November 2018 for the above planning application consultation for the development at Michelin Farm, Rayleigh. 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 Highways England works 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.

Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN. In this case, principally the M25, in particular Junction, 29 and 30, A13 and A282.

We have read through the documents provided and we have some concerns with the level of detail provided. We have listed our initial queries on the additional information we require below.

- There is no indication of the trip generation that would be generated by Phase Two of the scheme. We understand that this is an outline application, but we would expect these details to be included at this stage.
- There is no indication of the traffic distribution/proposed routing that the HGVs would be assigned to travel to/from this development for either phase.
- Please could we have the numbers of staff proposed to be located at this site, and information on the staff trip distribution.
- Do you have an idea of whether there will be shift patterns or staff will work 9-5 for example?

Currently, the Transport Assessment does not provide enough evidence for us to make a full assessment on whether the development has a severe impact on the SRN and therefore further information should be provided that will enable us to make an assessment as to whether the proposals materially affect the safety, reliability and/or operation of the SRN.

Without a full understanding of the potential traffic impacts of the development, there is insufficient information for us to be satisfied that the proposals will not materially affect the safety, reliability and/or operation of the SRN (the tests set out in DfT C2/13 para 10 and DCLG NPPF para 32).

I trust that the above is of assistance and would be grateful if you could pass the above comments to the applicant and their consultants for further consideration and reply. This email does not constitute a formal recommendation from Highways England.

Accordingly, we formally request that your authority refrains from determining this application, (other than refusal) until such time as we have received and considered all the requested information. Once we are able to adequately assess the above and its potential impact on the SRN, and this has been agreed with the developer, we will provide you with our final formal response.

If, in the meantime, your authority wishes to determine the application, please let us know and we will provide you with a formal response based on the information available at that time.

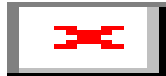
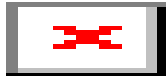
We look forward to receiving the additional information in due course. Should you have any queries regarding our response please contact us.

Heather

Heather Archer, Assistant Spatial Planning Manager

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