

**From:** Stephen Kirby, Principal Development Officer/CDRP Facilitator, Cornwall Council.

**To:** Planning Administrator, STC.

**Date:** 08.02.24.

**Subject: National Highways response to PA24/00378 Treledan Urban Extension (Broadmoor Farm)**

I am aware that we have agreed an extension of time for Saltash Town Council to formerly assess and respond to PA24/00378 – Deed of Modification to amend planning obligations relating the Manadon Slip Road Works associated with the urban extension at Treledan, Saltash.

To assist the Town Council, I set out below a formal consultee response received today from National Highways in response to PA24/00378.

(Please note the reference to another application PA24/00454 relates to discharge of condition 6 (effectively the original requirement to carry the Manadon Slip Road works by a specific trigger point in the phased development). Discharge of conditions don't involve community consultation and focuses only on a technical consultation review and response – as set out below).

*Hello Stephen,*

***PA24/00454 - Submission of details to discharge Condition 6 in respect of Decision Notice PA14/02447 dated 13/10/17***

***PA24/00378 - Application to amend planning obligations contained within the Section 106 Legal Agreement attached to planning permission PA14/02447 relating to the slip road works***

*National Highways have been consulted on the above two planning consultations. On behalf of the Secretary of State for Transport, National Highways is responsible for operating, maintaining and improving the Strategic Road Network (SRN) which in relation to these applications includes A38 Devon Expressway and its associated junctions.*

*The hybrid permission (PA14/02447) for a mixed residential-led development at Treledan Urban Extension (Broadmoor Farm) was approved on 13 October 2017. Condition 6 of the planning permission states:*

No more than 200 dwellings shall be occupied on the site subject of this permission until the off-site Highway Improvement works to Manadon Junction (A38), Plymouth 'Proposed Eastbound Off-slip' have been carried out and completed in accordance with Brookbanks drawing 10193-HL-701 Rev D or other suitable alternative scheme to be submitted to and approved by Cornwall Council in conjunction with Highways England. The Highway Improvement works to Manadon Junction (A38), Plymouth 'Proposed Eastbound Off-slip' shall be constructed, completed and open to traffic in accordance with Brookbanks drawing 10193-HL-701 Rev D or other suitable alternative scheme previously approved by the Council before occupation of the 201st dwelling within the application site subject of this permission.

*Reason:* To ensure that the highway safety scheme to manage additional traffic growth using the Manadon Junction on the A38 Eastbound Off slip has been constructed and completed to minimise disruption to the Strategic Road Network in line with Paragraph 32 of the NPPF that seeks to ensure improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

Application PA24/00454 seeks to discharge Condition 6, which was secured to provide mitigation on the SRN at A38 Manadon Junction. Application PA24/00378 is contiguous, applying to amend the planning obligation, removing requirements within the S106 relating to Condition 6.

National Highways has been in discussion with the applicant's highways consultants (Vectos, now named SLR Consultants) for some time regarding the Broadmoor Farm development and Condition 6. Based on evidence provided by both Vectos and National Highways we can conclude that the traffic flow impact on the A38 Manadon junction, as identified in the original Brookbanks assessment, has not been reached in present day assessment and therefore there appears to be some capacity in the network for development to come forward. Discourse concluded in February 2023, where National Highways were satisfied that the opening of the Forder Valley Link Road (FVLR) rendered the initial scheme secured under Condition 6 unnecessary, with suitable alternative mitigation provided.

The Broadmoor Farm development will still add additional to traffic demands through the Manadon junction, and National Highways remain supportive of Plymouth City Council's proposals to improve the junction given wider growth ambitions. Nevertheless, we have accepted that on account of the completed FVLR works and recent traffic observations, the Broadmoor Farm development is unlikely to have a significant impact on the operation of the junction, and therefore the previously identified mitigation is no longer required. It should be noted that whilst the applicant's highways consultants submitted traffic modelling in support of proposals to amend or remove Condition 6, the modelling work has not been agreed by National Highways. However, rather than refining the submitted modelling work, National Highways are satisfied that Condition 6 can be discharged utilising available evidence indicating that the previously identified Broadmoor Farm mitigation works are not required at this time.

*National Highways were not party to the planning obligation included in the agreement (S106) relating to land at Broadmoor Farm. As such, it is for Cornwall Council to agree any amendment to the obligations included within the S106. However, we trust the comments above regarding our satisfaction to discharge Condition 6 will inform their consideration.*

*Best wishes, Eleanor*

***Eleanor Ward*** Spatial Planner

*Operations (South West)*

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