

Appendix D – New Developments

As part of the evaluation of the compliance position at the end of 2021 for all 129 SRN PCM links commissioned to date (covering Commissions No.1 to 3), new developments have been considered in close proximity to the SRN PCM links. These include any new developments that may introduce new sensitive receptors within 15m of the running lane of these SRN PCM links and any new major developments which have the potential to introduce significant additional traffic (over 1,000 AADT) onto the SRN PCM links. This could lead to an increase in NO₂ concentrations and affect the predicted timeframe for compliance with the limit values.

All local authorities with a relevant SRN PCM link in their area, have been contacted to request details on recent planning applications / permissions in relation to new developments. Where a response was received from the local authority, the planning application details are set out in Tables D1 – D4. Where a response was not provided, the local authority planning portal was used to obtain any applicable planning applications. There were a few local authorities where it was not possible to obtain this data and where this occurred an 'Unknown' response has been provided within the table.

Table D1 – New Developments Identified along SRN PCM links modelled to come into compliance in 2020 and 2021

PCM Link	SRN Road	Commission No.	Local Authority	New Development Resulting in		Notes
				New Receptors	Additional Traffic	
57783	A500	1 / 3	Stoke-on-Trent City Council	None	None	No further consideration
26012	M4	1	Hounslow, London Borough of	Unknown	Unknown	Local Authority contacted to request details but no response received
77743	A69	2	Newcastle City Council	Unknown	Unknown	Local Authority contacted to request details but no response received
28015	M602	1 / 3	Salford Metropolitan Borough Council	Pendleton Regeneration Area - Phase 3, Liverpool Street, Salford M5 4BJ (20/76032/REM) <i>Planning application would not affect the status of the link as existing footpath within 15m of this section of M602.</i>	None	No further consideration

PCM Link	SRN Road	Commission No.	Local Authority	New Development Resulting in		Notes
				New Receptors	Additional Traffic	
56007	M621	1	Leeds City Council	None	<p>Hybrid Application comprising Full Planning Permission for site enabling works including excavation, site remediation and reprofiling and associated infrastructure; and Outline Planning Permission for up to 74,057 sq. m. of general industrial, storage and/or distribution floorspace (B2 and B8) with all matters reserved except access (21/09982/FU)</p> <p><i>Potential to increase traffic on M621 and increase the risk of limit compliance in the shortest time possible.</i></p>	Further consideration
75422	A50	1	Stoke-on-Trent City Council	None	None	No further consideration
8340	A500	1 / 3	Stoke-on-Trent City Council	None	None	No further consideration
99331	A50	1 / 3	Stoke-on-Trent City Council	None	None	No further consideration
27854	M67	3	Tameside Metropolitan Borough Council	None	<p>Outline application approx. 3km from link – for up to 2,150 dwellings, 1,300 sqm of retail, 1,600 sqm commercial and 1,000 sqm of community use, a primary school, sports facilities (21/01171/OUT)</p> <p><i>Potential to increase traffic on M67 and increase the risk of limit compliance in the shortest time possible.</i></p>	Further consideration
48331	A63 CS	1	Kingston-Upon-Hull City Council	None	None	No further consideration
27932	A63 CS	1	Kingston-Upon-Hull City Council	None	None	No further consideration

PCM Link	SRN Road	Commission No.	Local Authority	New Development Resulting in		Notes
				New Receptors	Additional Traffic	
74456	A38	1	Derby City Council	None	Manor Kingsway site - 580 dwellings, offices, retail units, business units and associated infrastructure. <i>Potential to increase traffic on A38 and increase the risk of limit compliance in the shortest time possible.</i>	Further consideration

Table D2 – New Developments Identified along SRN PCM links above the limit value

PCM Link	SRN Road	Commission No.	Local Authority	New Development Resulting in		Notes
				New Receptors	Additional Traffic	
17736	A3	1	Guildford Borough Council	None	Demolition of existing Cathedral Close dwellings and erection of 124 no. residential units (21/P/02333) <i>Based on the size of development, considered unlikely to materially affect traffic flows on the A3.</i>	No further consideration
77436	A34	1	Vale of White Horse District Council	None	None	No further consideration
80846 / 89052	A282	1 / 3	Thurrock Council	None	None	No further consideration
57767	A38	1	Derby City Council	None	Manor Kingsway site - 580 dwellings, offices, retail units, business units and associated infrastructure. <i>Potential to increase traffic on A38 and increase the risk of limit compliance in the shortest time possible.</i>	Further consideration
46583	A57	3	Tameside Metropolitan Borough Council	New school for pupils with special educational needs or disabilities (22/00678/FUL) adjacent to link	Outline application approx. 2.5km from link – for up to 2,150 dwellings, 1,300 sqm of retail, 1,600 sqm commercial and 1,000 sqm of community use, a	Further consideration

PCM Link	SRN Road	Commission No.	Local Authority	New Development Resulting in		Notes
				New Receptors	Additional Traffic	
				Approval of reserved matters for 20 new dwellings adjacent to link (19/01090/REM) <i>Neither planning application would affect the status of the link as existing footpath along this section of A57.</i>	primary school, sports facilities (21/01171/OUT) <i>Potential to increase traffic on A57 and increase the risk of limit compliance in the shortest time possible.</i>	
26575	A57	3	Tameside Metropolitan Borough Council	None	Outline application approx. 2.5km from link – for up to 2,150 dwellings, 1,300 sqm of retail, 1,600 sqm commercial and 1,000 sqm of community use, a primary school, sports facilities (21/01171/OUT) <i>Potential to increase traffic on A57 and increase the risk of limit compliance in the shortest time possible.</i>	Further consideration
73909	M1	3	Sheffield City Council	None	Meadowhall – Provision of new built development for indoor recreation and leisure, retail, catering, offices, light industrial, creche (Use Class E), drinking establishments, hot food takeaway, cinema, police station and car showroom (Sui Generis), non-residential institution (Use Class F1), along with pedestrian and vehicular highways works, car parking (including multi-storey car park), servicing, landscaping, public realm and associated works (20/03766/OUT) Demolition of manufacturing building (use class B2), land re-profiling and erection of storage/distribution unit	Further consideration

PCM Link	SRN Road	Commission No.	Local Authority	New Development Resulting in		Notes
				New Receptors	Additional Traffic	
					<p>(use class B8) with ancillary offices, associated access, servicing, parking, gatehouse and landscaping works (21/05251/FUL)</p> <p>Erection of Advanced Manufacturing and Testing Facility with associated accommodation including test areas, substation, compounds, service yard, parking, landscaping, access and ancillary works (22/01205/FUL)</p> <p><i>Each application has the potential to increase traffic on M1 and increase the risk of limit compliance in the shortest time possible.</i></p>	
73379	A628	3	Tameside Metropolitan Borough Council	None	<p>Outline application approx. 2.5km from link – for up to 2,150 dwellings, 1,300 sqm of retail, 1,600 sqm commercial and 1,000 sqm of community use, a primary school, sports facilities (21/01171/OUT)</p> <p><i>Potential to increase traffic on A628 and increase the risk of limit compliance in the shortest time possible.</i></p>	Further consideration
81374	A38	1	Plymouth City Council	None	None	No further consideration
28076	A316	1	Spelthorne Borough Council	None	<p>Thames flood relief scheme to create new river channels linking existing water bodies to accommodate flood waters.</p> <p>Outline planning permission with all matters reserved (except for principal</p>	Further consideration

PCM Link	SRN Road	Commission No.	Local Authority	New Development Resulting in		Notes
				New Receptors	Additional Traffic	
					<p>points of access) for the redevelopment and expansion of Shepperton Studios, comprising the partial demolition and replacement of existing accommodation; construction of new sound stages, workshops, office accommodation, entrance structures and reception, security offices and backlots; creation of new vehicular and pedestrian access from Shepperton Road and the relocation of existing access off Studios Road; with associated car parking; landscaping and ecological enhancements (18/01212/OUT)</p> <p><i>Potential to increase traffic on A316 and increase the risk of limit compliance in the shortest time possible.</i></p>	
86048	A282	3	Dartford Borough Council	<p>Demolition of existing dwelling and structures and erection of 7 x 3 bedroom terraced and semi-detached houses (22/00205/FUL)</p> <p>Demolition of existing bungalows and erection of 4 No. semi-detached chalet bungalows (21/01807/FUL)</p> <p><i>Both planning applications approximately 20m from the roadside, neither will affect the status of the link.</i></p>	<p>Non-material amendment following grant of planning permission DA/18/01611/FUL for erection of one and two storey buildings to provide a Neighbourhood Centre comprising of a mix of A1 (retail), A2 (financial and professional), A3 (restaurant/cafe), B1a (office) and D1 (medical centre/non-residential institution) uses with associated car parking, security fence and delivery space, provision of a Sports Club (22/00086/NONMAT)</p> <p><i>Potential to increase traffic on A282 and increase the risk of limit compliance in the shortest time possible.</i></p>	Further consideration

PCM Link	SRN Road	Commission No.	Local Authority	New Development Resulting in		Notes
				New Receptors	Additional Traffic	
47892	M4	1	Hounslow, London Borough of	Unknown	Unknown	
56033	M32	1	Bristol City Council	None	None	No further consideration
70230	M6	1	Birmingham City Council	New sensitive site has been consented adjacent to the link. <i>However, planning application would not affect the status of the link as existing receptors are located closer.</i>	None	No further consideration
70206	M11	1	Redbridge, London Borough of	Unknown	Unknown	Elevated Road
99337	A50	1	Stoke-on-Trent City Council	None	None	No further consideration
99614	M60	1 / 3	Manchester City Council	None	None	No further consideration
46015	M5	1	Sandwell Metropolitan Borough Council	Change of use of office to apartments adjacent to PCM link. <i>However, planning application would not affect the status of the link as existing footpath is located closer.</i>	Land of West Bromwich St for 152 dwellings. <i>Based on the size of development, considered unlikely to materially affect traffic flows on the M5.</i>	No further consideration Elevated Road
80427 / 89200	A1	1 / 3	Gateshead Metropolitan Borough Council	None	None	No further consideration
38661	M60	3	Trafford Metropolitan Borough Council	None	Full planning permission for the demolition of specified buildings; and outline planning permission with all matters reserved except for access for a mixed-use development comprising up to 13,000 sqm of commercial, business and service floorspace (Use Class E); up to 2,800 sqm of public house or drinking	Further consideration

PCM Link	SRN Road	Commission No.	Local Authority	New Development Resulting in		Notes
				New Receptors	Additional Traffic	
					establishment floorspace (103844/HYB/21) <i>Potential to increase traffic on M60 and increase the risk of limit compliance in the shortest time possible.</i>	
99329	A50	1 / 3	Stoke-on-Trent City Council	None	None	No further consideration
16050	M602	1 / 3	Salford Metropolitan Borough Council	None	None	No further consideration
7701	A5103	3	Manchester City Council	None	None	No further consideration
17377	A663	3	Oldham Metropolitan Borough Council	None	None	No further consideration
74768	M32	1	Bristol City Council	None	None	No further consideration
99335	A50	1	Stoke-on-Trent City Council	None	None	No further consideration
28776	A1	1	Gateshead Metropolitan Borough Council	None	None	No further consideration Elevated Road
6013	M4	1	Hillingdon, London Borough of	None	None	No further consideration
6053	M60	3	Bury Metropolitan Borough Council	None	None	No further consideration
16056	M60	3	Trafford Metropolitan Borough Council	Erection of 8no. apartments (107756/FUL/22) <i>Planning application potentially within 15m of the roadside and therefore introducing a new receptor along the SRN PCM link.</i>	Full planning permission for the demolition of specified buildings; and outline planning permission with all matters reserved except for access for a mixed-use development comprising: up to 13,000 sqm of commercial, business and service floorspace (Use Class E); up to 2,800 sqm of public house or drinking	Further consideration

PCM Link	SRN Road	Commission No.	Local Authority	New Development Resulting in		Notes
				New Receptors	Additional Traffic	
					establishment floorspace (103844/HYB/21) <i>Potential to increase traffic on M60 and increase the risk of limit compliance in the shortest time possible.</i>	
48011	M60	3	Stockport Metropolitan Borough Council	None	None	No further consideration
36007	M1	1 / 3	Rotherham Metropolitan Borough Council	None	None	No further consideration
48086	A3	3	Guildford Borough Council	None	None	No further consideration

Table D3 – New Developments Identified along SRN PCM links with modelled annual mean NO₂ concentrations between 36µg/m³ and 39.9µg/m³

PCM Link	SRN Road	Commission No.	Local Authority	New Development Resulting in		Notes
				New Receptors	Additional Traffic	
8147	A500	1	Stoke-on-Trent City Council	None	None	No further consideration
27711	A4123	1	Sandwell Metropolitan Borough Council	None	Major development – Retail development on old toys r us for retail and drive through (DC/20/64517)– potential for slight increase due to location close to SRN <i>Potential to increase traffic on A4123 and increase the risk of limit compliance in the shortest time possible.</i>	Further consideration
73575	M27	3	Portsmouth City Council	None	None	No further consideration
18061	A38	1	Plymouth City Council	None	None	No further consideration

PCM Link	SRN Road	Commission No.	Local Authority	New Development Resulting in		Notes
				New Receptors	Additional Traffic	
57227	M11	3	Redbridge, London Borough of	Unknown	Unknown	
73920	M5	1	Walsall Metropolitan Borough Council	None	None	No further consideration
47243	A500	1 / 3	Newcastle-under-Lyme Borough Council	None	None	No further consideration
73318	M6	1	Rugby Borough Council / Coventry Council	None	None	No further consideration
28361	A63 CS	1	Kingston-Upon-Hull City Council	None	None	No further consideration
36296	A27	1	Havant Borough Council	None	None	
77419	A45	1	Northampton Borough Council	Unknown	Unknown	
77007	M60	1 / 3	Oldham Metropolitan Borough Council	None	None	No further consideration

Table D4 - New Developments Identified along SRN PCM links with no qualifying features

PCM Link	SRN Road	Commission No.	Local Authority	New Development Resulting in New Receptors	Notes
36045	M56	1	Manchester City Council	None	No further consideration
56058	M271	1	Test Valley Borough Council	None	No further consideration
47964	A56	1	Rosendale Borough Council	None	No further consideration
77006	M60	1	Oldham Metropolitan Borough Council	None	No further consideration
8280	M4	2	Hillingdon, London Borough of	None	No further consideration
6047	M56	3	Manchester City Council	None	No further consideration
28052	M1	3	Sheffield City Council	None	No further consideration
70271	A5103	3	Manchester City Council	None	No further consideration
60026	A500	3	N/A	N/A	Not on SRN
38107	M27	1	Test Valley	None	No further consideration
75421	A500	1	Stoke	None	No further consideration
36656	A1	1	Gateshead	None	No further consideration
76076	M60	1	Tameside	None	No further consideration

PCM Link	SRN Road	Commission No.	Local Authority	New Development Resulting in New Receptors	Notes
75418	A500	1	Stoke	None	No further consideration
84041	M6	1	Solihull	None	No further consideration
73526	A1	1	N/A	N/A	No further consideration
18626	A1	1	Newcastle City	Unknown	Withdrawn – rural
84040	M6	1	Solihull	None	No further consideration
99833	A5103	1	Manchester	None	No further consideration
18487	M4	1	Hillingdon	None	No further consideration
73208	M62	1	Calderdale	None	No further consideration
73197	M66	1	Bury	None	No further consideration
6480	A14	1	N/A	N/A	Withdrawn – rural
17793	M27	1	Test Valley	None	No further consideration
75290	A59	1	N/A	N/A	Withdrawn – rural