

Our ref: SHARE  
Your ref: TWC/2014/0980

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21 August 2015

Dear Vincent,

**LAND BETWEEN, CASTLE FARM WAY AND A5, PRIORSLEE, TELFORD,  
SHROPSHIRE  
HIGHWAYS ENGLAND STATEMENT FOR PLANNING COMMITTEE**

Highways England and prior to 1 April 2015 the Highways Agency, has been engaged in technical discussions with the applicant Miller Homes and their advisors regarding traffic impacts of the proposed development at M54 Junction 4. At the time of the Secretary of State for Transport's Direction to the Planning Authority in March 2015 it was clear that no fundamental traffic related barrier to the development was present, however, full agreement on the range of technical assessments necessary had not been reached.

As such the directed planning condition confirms that the principle of development on this site is accepted and indeed, that planning consent for the development may be granted. What is required is for the applicant to define and assess a specific solution to their development's traffic impact at M54 Junction 4 for development beyond the level of construction directed.

Highways England acknowledge that the preferred solution for the effective long-term operation of M54 Junction 4 is for the Telford Gateway scheme to make significant enhancements to the junction, however we anticipate that the applicant will demonstrate how their traffic impact can be managed should the Telford Gateway scheme not proceed. In this light, Highways England have held technical meetings with the applicant, their advisors and highway officers from the Council to ensure the further technical assessments can be completed promptly.

Yours sincerely



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