

**M42 Junction 6 Improvement
Scheme Number TR010027
Volume 6
6.3 Environmental Statement
Appendix 16.2 Long List of Developments**

Regulation 5(2)(a)

Planning Act 2008

Infrastructure Planning (Applications: Prescribed
Forms and Procedure) Regulations 2009

January 2019

Infrastructure Planning

Planning Act 2008

**The Infrastructure Planning
(Applications: Prescribed Forms
and Procedure) Regulations 2009**

**M42 Junction 6 Improvement
Development Consent Order 202[-]**

**6.3 Environmental Statement
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Regulation Number	Regulation 5(2)(a)
Planning Inspectorate Scheme Reference	TR010027
Application Document Reference	6.3
Author	M42 Junction 6 Improvement Project Team and Highways England

Version	Date	Status of Version
1	January 2019	DCO Application

ID	Application Reference	Shortened name	Applicant for 'other development' and brief description.	Approx. Distance from Scheme	Status	Tier	Within Zol	Progress to Stage 2?	Overlap in temporal scale (Construction)	Scale and nature of development likely to have a significant effect	Other factors	Progress to Stage 3/4?
1	PL/2014/00093/FULM	Armac Demolition	Erection of new office block and workshop (relocation of planning permission 2010/1293 and 2011/1189 due to land taken by HS2).	<100m	Approved	1	Falls within the Zol for all topics	Yes	Scheme has commenced i.e. foundations put in to keep permission valid. - Consultation with SMBC.	Unlikely. Very small development and likely to be complete before construction of the scheme commences.	Not Applicable	No - Not enough environmental information available to complete assessment. Unlikely to produce cumulative effects due to scale of development.
2	PL/2016/01378/PPFL	Wyevale Garden Centre	Demolition of existing garden centre and associated buildings, and the erection of a care facility (Use Class C2) comprising a 50 bed care home, 18 extra care two bedroom units and 12 extra care two bedroom apartments, and associated works including car parking, access, landscaping and related engineering works.	900m	Approved	1	Falls within the Zol for Cultural Heritage, Biodiversity, Noise, Road Drainage and the Water Environment.	Yes	Unlikely as application was approved in 2017.	Unlikely	Not Applicable	Yes
3	PL/2014/01321/OLM	Plot 6500, Solihull Parkway	Outline application (all matters reserved) to establish B1, B2 and B8 uses at plot 6500 Birmingham business park.	200m	Outline Approval	1	Falls within the Zol for all topics except vibration.	Yes	See item 47 for full application.	Unlikely	Not Applicable	See item 47 for full application.
4	PL/2014/01332/OLM	Plot 6700, Solihull Parkway	Outline application (all matters reserved) to establish B1, B2 and B8 uses at plot 6700 Birmingham business park.	300m	Outline Approval	1	Falls within the Zol for Cultural Heritage, Landscape and Visual, Biodiversity, Noise and Road Drainage and the Water Environment.	Yes	Unlikely as application was approved in 2014. No full application has been submitted.	Unlikely	Not Applicable	No - unlikely to have temporal overlap.
5	PL/2015/51216/PPFL	Land At Jetstream Road, Birmingham Airport	Erect new 223 bedroom hotel with restaurant and conference facilities.	Adjacent to order limits.	Approved	1	Falls within the Zol for all topics	Yes	No permission has expired.	No - construction has not commenced and permission has expired.	Not Applicable	No - unlikely to have temporal overlap. Construction has not commenced and permission has expired.
6	PL/2015/51409/PPOL	Motorway Service Area (MSA)	Outline application for a motorway service area, new motorway junction and access road from M42 including underpass beneath Solihull Road, demolition of the existing Solihull Road bridge across the M42 and its replacement with a new bridge and associated works (means of access for consideration).	Large overlap between Zol	Awaiting decision	1	Falls within the Zol for all topics	Yes	Yes	Likely	Not Applicable	Yes
7	PL/2015/51905/PPFL	National Exhibition Centre - Solar Installation	Installation of 14,859 No. solar photovoltaic panels to the pitched roofs of the eastern building which consists of halls 6, 7, 8, 9, 10, 11, 12, 17, 18, 19 and 20 with inverters to be housed within the plant rooms within the halls.	200m	Approved	1	Falls within the Zol for all topics	Yes	Development not commenced.	No - Permission unlikely to be implemented.	Not Applicable	No - based upon consultation with SMBC: development was subject to grant applications that failed and is highly unlikely to commence.
8	PL/2015/52804/MWM AJ	Land Adj. And To The South Of Common Farm	Planning application to allow the extraction and processing of sand and gravel, including the construction of a new site access road, landscaping and screening bunds, mineral washing plant and other associated infrastructure with restoration using imported inert fill materials at Common Farm and Warren Farm, Middle Bickenhill, Solihull/Birmingham.	Some overlap of site boundary - adjacent to order limits.	Approved	1	Falls within the Zol for all topics	Yes	Yes. Extraction is proposed around construction of HS2.	Possible	Not Applicable	Yes
9	PL/2016/00451/PPFL	Bracey's Nurseries	Demolition of garden centre (Class A1) and bungalow (Class C3) and erection of motel (Class C1) and retention of tea room/restaurant (Class A3) (Resubmission of application PL/2012/01098/FULM)	Adjacent to order limits.	Approved	1	Falls within the Zol for all topics	Yes		Unlikely	Not Applicable	Yes - precautionary due to proximity of development. However, unlikely to produce significant effects.
10	PL/2016/00791/PPFL	Proposed Hotel Development, Concorde Road	Erection of a 178 bedroom hotel and ancillary site works.	350m	Approved	1	Falls within the Zol for Cultural Heritage, Landscape and Visual, Biodiversity, Noise, Road Drainage and the Water Environment.	Yes	No - Development under construction.	No - construction has already commenced.	Not Applicable	No - consultation with SMBC confirmed - construction has already commenced.
11	PL/2016/02001/PPOL	Land South Of Solihull Parkway	Outline application for the erection of building(s) within use classes B1a office, B1b research and development, B1c light industrial, B2 general industrial, and B8 storage & distribution with associated access, earthworks, engineering, landscaping, car parking and amendments to existing highway to create new turning head. With all matters reserved apart from access	800m	Outline Approval	1	Falls within the Zol for Cultural Heritage, Biodiversity, Noise, Road Drainage and the Water Environment.	Yes	No construction has already commenced, confirmed by SMBC.	Possible	Not Applicable	No - consultation with SMBC confirmed construction has already commenced.
12	PL/2017/01954/PPFL	Proposed Building Development, Solihull Parkway	Development of four industrial buildings having B1c, B2 and B8 use with ancillary service yards, 181 car parking spaces + bicycle and motor bike parking. The application includes a section of the proposed new business park access road (Resubmission of PL/2016/03009/PPOL).	700m	Approved	1	Falls within the Zol for Cultural Heritage, Biodiversity, Noise and Road Drainage and the Water Environment.	Yes	Development likely to commence Summer 2018. Unlikely that construction will overlap. From consultation with SMBC.	Possible	Not Applicable	No

13	PL/2017/02309/PPFL	Land North Of 40 Old Station Road	Rural exception site for the erection of 13 dwellings (affordable housing scheme) and associated access/car parking.	800m	Awaiting decision	1	Falls within the Zol for Cultural Heritage, Biodiversity, Noise, Road Drainage and the Water Environment.	Yes	Unlikely	Unlikely	Not Applicable	No - Unlikely to cause cumulative effects due to scale of development and distance from works.
14	PL/2015/50071/PPFL	West Midlands Golf Club, Marsh House, Farm Lane	Change of use to Golf Course to provide an additional 9no. holes, including engineering works to form greens, tees and features.	1900m	Approved	1	Falls within the Zol for Biodiversity.	Yes	Unlikely, application was approved in 2015 and no construction has commenced.	Unlikely	Not Applicable	No - Not enough environmental information available to complete assessment and unlikely to have temporal overlap.
15	PL/2017/01434/PPFL	Land Between 70 And 84 Chelmsley Lane	Residential development comprising the erection of 68 dwellings including 40% affordable housing, with access off Chelmsley Lane	2300m	Approved	1	Outside of Scheme Zol but small overlap on Biodiversity Zol.	No				No
16	PL/2017/01509/PPRM	Land South Of Solihull Parkway - Reserved Matters	Reserved matters (appearance, landscaping, layout and scale) pursuant to condition 3 of outline permission PL/2016/02001/PPOL for the erection of 2 No. buildings plus associated parking, landscaping, earthworks and engineering.	800m	Approved	1	Falls within the Zol for Cultural Heritage, Biodiversity, Noise, Road Drainage and the Water Environment.	Yes	No - already under construction.	Unlikely	Not Applicable	No - consultation with SMBC confirmed construction has already commenced.
17	PL/2017/02193/PPFL	Village Hall 38, Elmdon Road	Demolition of village hall and the erection of 10 dwellings.	2300m	Approved	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and not enough environmental information available to complete assessment.
18	PL/2018/00035/PPFL	Home Farm, Shadowbrook Lane	PL/2018/00035/PPFL Conversion and selected demolition of 3 No. existing barns into 8 No. dwelling houses and the erection of 1 No. new barn providing 3 dwelling houses on part of the land at Home Farm, Shadowbrook Lane. Home Farm Shadowbrook Lane Hampton In Arden Solihull B92 0DG	190m	Approved	1	Falls within the Zol for all topics	Yes	Likely to commence construction late 2018 - consultation with SMBC	Unlikely, very small development.	Not Applicable	No, unlikely to produce significant effects.
19	PL/2018/00093/PPFL	20 - 22 Station Road, Knowle Solihull, B93 0HT	Redevelopment to form 30 retirement living apartments, including communal facilities, car parking and landscaping (Proposal to use existing access).	2200m	Awaiting decision	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to cause cumulative effects due to scale of development and distance from works.
20	PL/2015/52196/PPFL	Land To NE Of Hertford Way, Knowle, Solihull	Erect 110 No. dwellings served via formation of new pedestrian and vehicular accesses points from Hertford Way and Barton Drive, landscaping; car parking and all other ancillary and enabling works; and change of use of agricultural land to public open space with associated engineering works to facilitate the construction of surface water drainage.	3400m	Approved	1	Falls within none of the Zol. No overlap between Zol.	No				No - is outside Zol and construction has commenced. Confirmed by Google Maps.
21	PL/2016/02496/PPFL	Linden Court, Hampton Lane, Solihull, B91 2PU	Demolition of existing buildings and erection of retirement living accommodation (category II type) including communal areas, landscaping and car parking.	2000m	Approved	1	Falls within the Zol for Landscape and Visual, Biodiversity.	Yes	Possible	Unlikely	Not Applicable	No, outside 2km Zol. Unlikely to produce cumulative effects.
22	PL/2016/02255/PPFL	20 Union Road, Solihull B91 3EF	Alterations and extensions to existing building including increase in height of the building to allow for two additional stories and infilling of garages at ground floor to create an additional 8 units and a redesign of 2 units to the approved application PL/2016/01619/PNCURE (conversion of building from office to residential).	2700m	Approved	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and not enough environmental information available to complete assessment.
23	PL/2018/00989/PPFL	Land Off Corbetts Close	PL/2018/00989/PPFL Erection of 43 dwellings including 26 market dwellings and 17 affordable units with associated access and landscaping.	1200m	Awaiting decision	1	Falls within the Zol for Biodiversity.	Yes	Possible	Possible	Not Applicable	Yes
24	PL/2018/02090/PPFL	Birmingham Airport Terminal Expansion	PL/2018/02090/PPFL Terminal infill extension. Birmingham International Airport, Airport Way Birmingham Airport Solihull B26 3QY	800m	Approved	1	Falls within the Zol for Cultural Heritage, Biodiversity, Noise and Vibration, Road Drainage and the Water Environment.	Yes	Possible	Possible	Not Applicable	Yes
25	PL/2018/00781/PPFL	Oak Farm, Hampton Lane	PL/2018/00781/PPFL Demolition of existing buildings and erection of continuing care retirement community (CCRC) under Use Class C2, consisting of 50 frail elderly and dementia care beds, 49 care suites, 72 care apartments, 7 care cottages and 4 care bungalows, incorporating village care building and wellness centre together with associated landscaping and car parking including closure of existing access off Hampton Lane and improved access off Friday Lane	Adjacent to order limits.	Refused	1	Not Applicable	No				No - Permission refused.

26	NA	HS2 Mainline/ Birmingham Interchange Station	<p>HS2 Community Forum Area 24: Birmingham Interchange and Chelmsley wood is situated adjacent to the M42. Works will consist of construction of the HS2 Mainline and construction of the proposed Birmingham Interchange Station, associated infrastructure, and the people mover automated railway which will connect to Birmingham International Airport.</p> <p>The Proposed Scheme through this area is approximately 4.35 km in length. The route commences south of the A45 Coventry Road in Hampton-in-Arden and proceeds north-west into a triangular site with the A452 Chester Road to the east; the M42, National Exhibition Centre (NEC) and Birmingham Airport to the west and the A45 Coventry Road to the south.</p>	Large overlap between Zol.	Approved	1	Falls within the Zol for all topics.	Yes	Enabling works throughout 2018. Major construction beginning early 2019, operational by 2026. Taken from: https://hs2insolihull.commonplace.is/about	Likely	Not Applicable	Yes
27	NA	Solihull Town Centre	<p>Scenario 2: Total plot area = 76,600sqm 7,660sqm residential, 26,810sqm office, 19,150sqm retail, 3,830sqm hotel, 11,490sqm leisure</p> <p>Dwelling numbers have been calculated via the UKC densities (pg 111)</p> <p>The land use capacity forecasts are indicative assumptions for forecasting purposes and do not alter the proposals or timescales set out in the Solihull Local Plan. - estimated build out 950 dwellings suggested in the local plan, 95 dwellings suggested by the UKC masterplan</p> <p>SMBC comments 23/01/2017 - 861 new dwellings. (Local Plan Page 77)</p> <p>The proposals for the town centre in terms of retail and office floor space to be accommodated are different from those shown in the adopted local plan review which in turn are very different to the figures in the draft local plan review that are based on recent AECOM work. The figures are on page 49 of the draft local plan review - http://www.solihull.gov.uk/lpr</p>	No. Approx. 4km from Order Limits.	NA	3	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
28	PL/2016/03131/PPFL	Jaguar Land Rover Logistics Operations Centre	<p>PL/2016/03131/PPFL Erection of a logistics operations centre incorporating storage & distribution (Class B8) and offices (Class B1a)</p> <p>Total proposed floor space 97,232sqm: 91,800sqm storage/ warehousing B8, 5,432sqm offices B1</p>	1300m	Approved	1	Falls within the Zol for Biodiversity. Overlap of Landscape Zol.	Yes	Application proposes construction work should have commenced in the second half of 2017 with the aim of being operational early in 2019. However no construction work has currently commenced, so there is possibility of temporal overlap.	Possible	Not Applicable	Yes
29	OUT/2011/0254 - Coventry	Evening Telegraph Site	<p>Site is situated in a highly sustainable location on the edge of the city centre adjacent to key regeneration proposals. Redevelopment of the site offers an opportunity to increase the vitality of the city centre and provide a suitable residential environment. Permission is for 145 apartments over 2 parts of the site and approximately 85 student cluster flats.</p> <p>permission granted for mixed student and residential scheme but likely to be reviewed.</p>	12km	NA	3	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
30	OUT/2011/0036 - Coventry	Friargate Regeneration Scheme (The Business Quarter)	<p>Likely apartment lead scheme at high density. Scheme to be linked into the redevelopment of the train station area. Approximately 400 dwellings based on floor space assumptions from the Master plan.</p> <p>Delivery of the scheme is likely to be phased, linked to market conditions 400 dwellings, 37 acres around Coventry train station. 3,200,000 sq. ft. mixed use development inc 14 office buildings creating up to 15,000 new jobs.</p>	14km	NA	3	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
31	NA	Acordis/Acetate, Foleshill Road	<p>Erection of 344 new build dwellings on former industrial site. Site has commenced development since April 2014 and will be delivered over phases Under Construction - Complete 2019 (CCC Comments - 22/05/15)</p> <p>Site has commenced development with 35 now under construction. Leaves 309 left to start.</p>	15.4km	NA	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects. Likely to be complete before construction begins.
32	NA	Paragon Park	<p>The site is adjacent to existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity. Redevelopment of the site also offers an excellent opportunity to enhance the setting of the canal in this location.</p> <p>Hybrid application for a total of 700 homes with 113 comprising the first phase (reserved matters). The residential element provides the primary focus of a wider mixed use regeneration proposal.</p> <p>Initial site works appear to be underway.</p>	13.4km	NA	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
33	OUT/2014/1740	Willenhall Triangle	<p>Large area of vacant scrub land situated adjacent to existing residential area.</p> <p>Erection of up to 257 dwellings.</p>	18.4km	NA	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.

34	NA	Bishopgate	Site situated in highly sustainable location close to city centre and is in close proximity to established residential provision. Site is considered suitable in principle. Land being considered for allocation in City Centre AAP - currently SHLAA site for 400 but revised scheme expected for up to 1000 student bed spaces Under construction- demolition completed. Due for completion 2018.	14km	NA	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects. Likely to be complete before construction begins.
35	NA	Land by Tamworth Road, Bennetts Road and Sandpits Lane	Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. Land being considered for allocation in new local plan - currently SHLAA site.	12km	NA	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
36	NA	City Centre: Strategic Sites (Permissions/Allocations)	Five locations: Eastside, Southern Gateway, New Street Southside, Westside, Snow Hill District. Sites with Planning Permission/Previously Allocated: 1,136 dwellings; 439,180sqm office; 78,005sqm retail; 80,000sqm leisure; 45,800sqm 'other'	12km	NA	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
37	NA	City Centre: Non-Strategic Sites (Permissions/Allocations)	Individual sites spread across the city centre. Sites with Planning Permission/Previously Allocated: 1,983 dwellings; 1,743 student beds; 171,100sqm office; 96,900sqm retail; 25,650sqm leisure; 61,200sqm 'other'	11km	NA	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
38	NA	Icknield Port Loop	Site with planning permission / previously allocated. Additional 7,000sqm hotel and 4,460sqm swimming pool. Site size: 21.2ha	14km	NA	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
39	NA	Aston RIS Phase 1 (Holte and Priory Site/Serpentine Site)	Site with planning permission / previously allocated. Delivery in 0-5 years. Site size: 10.5ha	14km	NA	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
40	NA	Aston RIS Phase 2 & 3 (Queens Road/Priory Road)	Site with planning permission / previously allocated. Delivery in 0-10+ years. Site size: 10ha	14km	NA	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
41	NA	Perry Barr Greyhound Stadium	Site with planning permission / previously allocated. Delivery in 0-10 years. Site size: 3.4ha Potential to accommodate town centre uses (notional figures of retail 20,000sqm, office 10,000sqm for District Centre)	14km	NA	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
42	NA	Nocks Brickworks, Holly Lane, Erdington	Site with planning permission / previously allocated. Site size: 6.3ha	10km	NA	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
43	NA	Land at Booths Lane/Sandy Lane, Great Barr	Site with planning permission / previously allocated. Site size: 7.7ha	15km	NA	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
44	NA	Hospital Lane - Nun and Bed	Preferred Option (Greenbelt) - Complete 2029 (N&B Comments (26/05/15))	14km	NA	3	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
45	NA	Prologis Park - Nun and Bed	Preferred Option - 3.55ha - Complete 2031	12km	NA	3	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
46	PL/2018/02763/PPFL	4 Ivy Lodge Close	Demolition of Oliver House and the erection of the new Marston Green Medical Centre incorporating a range of healthcare services and facilities for the public along with a retail pharmacy, cafe, children's nursery, gymnasium and associated car parking. The car park also features designated accommodation for a mobile vehicle scanning and medical imaging unit. 4 Ivy Lodge Close Marston Green Solihull B37 7HJ.	2.3km	Awaiting Decision	1	Falls within none of the Zol. No overlap between Zol.	No				No - Outside of Zol and unlikely to produce cumulative effects.
47	PL/2018/02643/PPFL (see item 3 on figure 16.1)	Plot 6500 Solihull Parkway - Full Application	Development of two detached industrial units having B1b, B1c, B2 and B8 uses, ancillary offices, car parking, service areas and soft landscaping. Plot 6500 Solihull Parkway Birmingham B37 7YU	200m	Awaiting Decision	1	Falls within the Zol for all topics except vibration.	Yes	Possible	No the development is a plot in an existing business park and would occupy an area of only 0.69ha.	Not Applicable	No - the development is unlikely to cause cumulative effects.
48	N/A	M40/M42 Interchange: smart motorway	Improving the M40 and M42 motorways between M42 Junction 3 and 4 and M40 J16 by making it a smart motorway.	4800m	Design stage	3	Falls within none of the Zol.	No				No - there is unlikely to be any temporal overlap between the Scheme and the development. No environmental information is available for the Scheme due to the early stage of the project.