

M42 Junction 6 Development Consent Order

Scheme Number TR010027

8.18(a) Statement of Common Ground with Arden Hotel

Planning Act 2008

Rule 8 (1)(e)

The Infrastructure Planning (Examination Procedure) Rules 2010

Volume 8

November 2019

Infrastructure Planning

Planning Act 2008

The Infrastructure Planning (Examination Procedure) Rules 2010

M42 Junction 6

Development Consent Order 202[]

STATEMENT OF COMMON GROUND
Arden Hotel

Regulation Number	Rule 8(1)(e)
Planning Inspectorate Scheme Reference	TR010027
Document Reference	8.18(a)
Author	Highways England and Arden Hotel

Version	Date	Status of Version
1	28 October 2019	Updated draft for Deadline 7
2	20 November	Final for Deadline 10

STATEMENT OF COMMON GROUND

This Statement of Common Ground has been prepared and agreed by (1) Highways England Company Limited and (2) Arden Hotel.

Signed

Chris Ha

Project Manager

on behalf of Highways England

Date: 20 November 2019

Signed

[NAME]

DAVID GARDNER

[POSITION]

MD

on behalf of Arden Hotel

Date: [DATE]

20/11/19.

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1 Introduction

1.1 Purpose of this document

- 1.1.1 This Statement of Common Ground ("SoCG") has been prepared in respect of the proposed M42 Junction 6 Development Consent Order ("the Application") made by Highways England Company Limited ("Highways England") to the Secretary of State for Transport ("Secretary of State") for a Development Consent Order ("the Order") under section 37 of the Planning Act 2008 ("PA 2008").
- 1.1.2 The Order, if granted, would authorise Highways England to carry out the following works:
- a. a new dumbbell junction approximately 1.8km south of the existing Junction 6 on the M42;
 - b. construction of a new 2.4km dual carriageway link road between the new junction and Clock Interchange (an existing junction on the A45);
 - c. modifications to the existing Clock Interchange junction;
 - d. upgrades to the existing Junction 6; and
 - e. realignments and improvements to local roads to the west of the existing M42 in proximity to the proposed bypass.
- 1.1.3 This SoCG does not seek to replicate information which is available elsewhere within the Application documents. All documents are available in the deposit locations and/or the Planning Inspectorate website.
- 1.1.4 This SoCG has been produced to confirm to the Examining Authority (ExA) where agreement has been reached between the parties to it, and where agreement has not (yet) been reached. SoCGs are an established means in the planning process of allowing all parties to identify and so focus on specific issues that may need to be addressed during the examination.

1.2 Parties to this Statement of Common Ground

- 1.2.1 This SoCG has been prepared by (1) Highways England as the Applicant and (2) Arden Hotel.
- 1.2.2 Highways England became the Government-owned Strategic Highways Company on 1 April 2015. It is the highway authority in England for the strategic road network and has the necessary powers and duties to operate, manage, maintain and enhance the network. Regulatory powers remain with the Secretary of State. The legislation establishing Highways England made provision for all legal rights and obligations of Highways England, including in respect of the Application, to be conferred upon or assumed by Highways England.
- 1.2.3 Arden Hotel's role in the Development Consent Order (DCO) process derives from Section 42(1)(d) of the Planning Act 2008 as a land interest and neighbouring business which may be affected by the Scheme. Arden Hotel owns land which is in the Order Limits to the north of the A45. (Scheme and Order Limits defined in the dDCO).
- 1.2.4 Collectively Highways England and Arden Hotel are referred to as 'the Parties'.

1.3 Terminology

1.3.1 In the table in the Issues chapter of this SoCG:

- a. “Agreed” indicates where the issue has been resolved.
- b. “Not Agreed” indicates a final position, and
- c. “Under discussion” where these points will be the subject of on-going discussion wherever possible to resolve, or refine, the extent of disagreement between the Parties.

1.3.2 It can be taken that any matters not specifically referred to in the Issues chapter of this SoCG are not of material interest or relevance to Arden Hotel’s representation and therefore have not been considered in this document. It is recognised however that engagement between both parties will need to continue due to their joint vested interest in the area of the Scheme.

2 Record of Engagement

2.1.1 The parties have been engaged in consultation since the beginning of the proposed development. A summary of the meetings and correspondence that has taken place between Highways England and Arden Hotel in relation to the Application is outlined in **Table 2-1**.

Table 2-1 - Record of Engagement

Date	Form of correspondence	Key topics discussed and key outcomes (the topics should align with the Issues tables)
21.08.18, 22.08.18, 27.08.18, 30.08.18	Emails	Emails to arrange a meeting to discuss the changes proposed to the scheme in light of consultation responses received.
19.09.18	Meeting	Highways England set out what the impact of the Scheme would be on the Arden Hotel.
02.10.18	Email	Email from Arden Hotel confirming their key issues.
26.04.19	Email	Emails to arrange a meeting to provide an update on the Scheme.
15.05.19	Meeting	Update meeting on the Scheme progress. There were discussions on land acquisition and access arrangements in relation to the footbridge over the A45.
16.07.19, 17.07.19	Email	Email from Arden Hotel seeking to arrange another meeting with SMBC and for the footbridge design drawings.
19.07.19, 23.07.19, 24.07.19, 26.07.19, 06.08.19, 13.08.19	Emails	Emails to arrange a meeting with HE, Arden Hotel and SMBC.
07.08.19	Email	Email to Arden Hotel, issuing the footbridge drawings.
15.08.19	Meeting	Update meeting on the Scheme progress, with HE, Arden Hotel and SMBC.
27.08.19	Email	Email from Arden Hotel following attendance at the hearings, noting their key issues.
10.09.19	Email	Email to issue meeting notes and to arrange a further meeting.

Date	Form of correspondence	Key topics discussed and key outcomes (the topics should align with the Issues tables)
12.09.19, 16.09.19, 19.09.19, 23.09.19, 24.09.19	Emails	Emails to arrange a meeting with HE and Arden Hotel.
24.09.19	Email	Email to issue draft SoCG.
25.09.19	Meeting	Meeting to discuss the SoCG.
30.09.19	Email	Email to issue meeting notes.
02.10.19	Email	Email to issue updated SoCG.
10.10.19	Email	Email from DWF Law (on behalf of Arden Hotel) with revised SoCG attached.
11.10.19	Email	Email to issue revised SoCG following amendments and to request final agreement to submit for Deadline 6.
11.10.19	Email	Email from DWF Law to confirm they are not in a position to agree the revised SoCG for submission at Deadline 6.
11.10.19	Email	Email to issue technical note which outlines various options for the A45 pedestrian overbridge and access during construction.
23.10.19	Email	Email to request comments on SoCG.
23.10.19	Email	Email from DWF Law to confirm agreement of draft SoCG.
25.10.19	Email	Email to confirm that SoCG will be submitted to PINS and that Eversheds has been instructed.
29.10.19	Email	Email confirming that SoCG was submitted to PINS, with submitted version attached.
05.11.19	Email	Email to request comments on technical note and to arrange a call to discuss the SoCG.
12.11.19	Phone call	Call to request comments on SoCG and technical note.
13.11.19	Email	Email from Arden Hotel confirming that they are not yet ready to provide an update and that comments will follow.
15.11.19	Email	Email from DWF Law confirming that the SoCG is being amended and will be sent over.

Date	Form of correspondence	Key topics discussed and key outcomes (the topics should align with the Issues tables)
18.11.19	Emails	Emails to request comments on SoCG and technical note.
19.11.19	Email	Email from Arden Hotel with comments on SoCG.

2.1.2 It is agreed that this is an accurate record of the key meetings and consultation undertaken between (1) Highways England and (2) Arden Hotel in relation to the issues addressed in this SoCG.

3 Issues

3.1 Issues Raised

Sub-topic	Arden Hotel Comment	Highways England Response/Actions	Status/Agreement
Land Acquisition			
<p>Permanent acquisition of land</p>	<p>The permanent acquisition of a parcel of the Hotel's land will limit development opportunities for the hotel in the future. The design and location of the bridge restricts the future development and expansion of the hotel and its wider operations.</p> <p>As an alternative option had only been tabled at the meeting, the Arden hotel has asked Highways England to assess all of the impacts of all design solutions for the proposed footbridge to allow Arden Hotel to agree which design solution has the least impact on the hotel.</p> <p>A report has been produced by the Applicant which sets out alternative design solutions for the bridge and their impacts.</p> <p><u>Preferred ramp design</u></p> <p>Arden Hotel's preferred ramp design would be the option 4 "linear Ramp Rotated Perpendicular to the A45 Carriageway".</p>	<p>Highways England has sought to reduce the permanent land take required from the Arden Hotel to deliver the proposed A45 Pedestrian Overbridge. The proposal within the draft Development Consent Order (dDCO) seeks the permanent acquisition of approximately 300m² of land for the northern ramp of the overbridge structure and its associated limits of deviation. Highways England would, however, expect the final land take to be reduced following detailed design.</p> <p>Highways England has investigated alternative options and discussed these with the Arden Hotel on 25 September 2019. Highways England has proposed an alternative design, which would avoid permanent land take. A technical note was issued to the Arden Hotel outlining the various options considered for both the form of structure and construction methodology on the 11 October 2019.</p> <p>In respect to the Arden Hotel's request for the island and trees being replaced like for like, Highways England can confirm that the island, trees, hedgerows and fencelines impacted by the proposed works will be replaced to a</p>	<p>Formally not agreed by the end of the examination. Highways England and Arden Hotel will continue to discuss during detailed design.</p>

Sub-topic	Arden Hotel Comment	Highways England Response/Actions	Status/Agreement
	<p>It is the view of Arden Hotel that this option would not require any permanent land acquisition, nor ongoing access rights over Arden Hotel-owner land.</p> <p>It is Arden Hotel's understanding that this option is of standard construction, and, would presumably be amongst the quickest to construct.</p> <p>In terms of visual impact, it is the view of Arden Hotel that none of the alternative design solutions are particularly visually appealing and would have an adverse visual impact on the hotel.</p> <p><u>Preferred Construction/egress option</u></p> <p>Based on the information provided in the technical report produced by the Applicant dated October 2019, Arden Hotel's preference would be for option B (removal of the front railings and existing Island). This view is provided that the entire bund is removed and hoardings are erected surrounding the site as previously discussed with the Applicant.</p> <p>In addition, Arden Hotel would also require that any trees that are removed are replaced, in addition to the Island being replaced like for like. It is Arden Hotel's preference that this is included as a DCO requirement.</p>	<p>specification agreed with the local authority and in consultation with the Arden Hotel.</p> <p>Regarding Option B, Highways England can confirm that this option would move the offices further to the east away from the Arden Hotel. Highways England notes the Arden Hotel's preference for construction methodology and will develop this further before works commence in this location. Highways England will endeavour to confirm this information with the Arden Hotel at the appropriate time.</p> <p>In reference to the points raised in relation to the bus stop relocation during construction, if it is deemed necessary to move the bus stop, Highways England will review its location during detailed design and share with the Arden Hotel the results of this assessment. Any temporary relocation of the bus stop would be subject to approval from the Solihull Metropolitan Borough Council.</p>	

Sub-topic	Arden Hotel Comment	Highways England Response/Actions	Status/Agreement
	<p>The safety of Arden Hotel's staff, customers and other users is of paramount importance.</p> <p>Arden Hotel are of the understanding that, although not perfect, Option B will be the most easily managed option from a health and safety perspective. It would also appear that the proposed site office and unloading areas are positioned further away from the hotel and so potentially noise pollution will be mitigated. Arden Hotel would like confirmation of this point from Highways England.</p> <p><u>Bus Stop</u></p> <p>In addition to these points, Arden Hotel is also of the view that the bus stop should be relocated to as close to the Arden Hotel as possible to ensure that ease of access and safe use for Arden Hotel staff during construction is maintained.</p>		

Sub-topic	Arden Hotel Comment	Highways England Response/Actions	Status/Agreement
<p>Temporary use of land</p>	<p>The temporary acquisition of a parcel of the Hotel's land will have a detrimental impact on the operation of the hotel, as access and parking will be impeded.</p> <p>To evaluate the various options that have been presented to the Arden Hotel, a report that summarises any temporary construction effects has been requested. Arden Hotel's comments on that are as set out above.</p>	<p>The layout presented in this DCO application takes into consideration the temporary acquisition of land as well as permanent land acquisition that is required to construct the A45 pedestrian overbridge. Highways England notes that additional land will be acquired temporarily to allow the safe construction of the alternative layouts considered.</p> <p>Highways England will, subject to the agreement of an option, use reasonable endeavours to minimise the impact on the hotel and the loss of any parking during the construction of the A45 Pedestrian Overbridge.</p> <p>Highways England sent the plans for the construction access options to the Arden Hotel for consideration on the 11 October 2019.</p>	<p>Formally not agreed by the end of the examination. Highways England and Arden Hotel will continue to discuss during detailed design.</p>
	<p>The applicant has, to date, not offered any indication of the likely duration of the temporary acquisition, the duration of the works and assurances regarding the condition in which the land will be returned to the hotel. It may be mutually beneficial if the material from the bund wasn't returned in its entirety.</p>	<p>It is currently planned that the works to construct the new A45 footbridge will be part of the first construction activities on the scheme. The bridge construction is planned to commence following land entry in September 2020 and will take approximately six months to construct. It may be possible to enter land sooner than September (but after the decision on the DCO) subject to agreement with Arden Hotel.</p> <p>Use of the land is limited to the construction of the footbridge works and any associated statutory undertaker diversions.</p>	<p>Agreed</p>

Sub-topic	Arden Hotel Comment	Highways England Response/Actions	Status/Agreement
	<p><u>Comments on Outline Environmental Management Plan and Construction Environmental Management Plan.</u></p> <p>Arden Hotel maintain the view that, whilst supportive of the overall need for the development and the capacity improvements for Junction 6 of the M42, it will undoubtedly be impossible to prevent any adverse impacts of the development. It is Arden Hotel's view that the following steps are necessary to mitigation any adverse impacts of the development on its land;</p> <ol style="list-style-type: none"> 1. Support the employment of a liaison officer; 2. No movement of heavy plant/machinery on a Saturday when the hotel will be hosting a function (e.g weddings). Contractors must liaise with Arden Hotel to prevent construction works adversely impacting on hotel functions. This requirement must be included in the Construction Environmental Management Plan. 3. No pile driving or rolling before 9am . This would detrimentally affect hotel guests' quality of 	<p>In accordance with the provisions within the Outline Environmental Management Plan, the Principal Contractor will keep residents and landowners informed of planned construction activities in advance of them being carried out.</p> <p>The reinstatement provisions found in Article 33 of the dDCO contains provisions regarding the reinstatement of land [REP5-002 / Vol 3.1(b)].</p> <p>Highways England will continue to engage with the Arden Hotel as an affected party. This will include discussions on when construction activities will take place and how the impacts of the work on the hotel will be mitigated, including the existing earth bund on site. As confirmed above, Highways England will, subject to the agreement of an option, use reasonable endeavours to minimise the impact on the hotel and the loss of any parking during the construction of the A45 Pedestrian Overbridge.</p> <p>Concerning the Arden Hotel's comments on the OEMP:</p> <p>Highways England have confirmed that a Community Liaison Officer will be appointed as part of the construction of the Scheme.</p> <p>Regarding Point 2, Highways England will liaise with the Arden Hotel to mitigate, so far as reasonably practicable, any adverse impact on the hotel during functions and will provide notice of when such activities are taking place.</p>	

Sub-topic	Arden Hotel Comment	Highways England Response/Actions	Status/Agreement
	<p>sleep and is likely to deter guests from using the hotel. No pile driving or rolling before 9am to be captured in the CEMP.</p> <ol style="list-style-type: none"> 4. Traffic management – avoid large deliveries around the hotel's busy times. Usually 8am to 9am and after 4pm. Advise the hotel of busy delivery days and require liaison through the CEMP. 5. It is the preference of Arden Hotel for the bund to remain off site once it has been removed. This will halve the amount of spoil transportation and associated disturbance (both physical and noise). It would also reduce the carbon footprint. The Arden Hotel presume this would be mutually beneficial. 6. Good quality hoarding should be erected around the site for safety (dust and light spill mitigation and visual intrusion). To be controlled by the CEMP. 7. Lighting spill should be minimised by using directional lamps and required in the CEMP. 8. Noise, vibration and dust should be kept to a minimum through steps to be listed and included in the CEMP 	<p>Concerning Point 3, during the meeting held on the 25 September, the working hours of 07:00: 18:00 were communicated to the Arden Hotel. During this meeting Highways England agreed that restricted hours could be implemented for noisy works. Since this meeting, the working hours for the Scheme have been agreed with Solihull Metropolitan Borough Council and additionally Highways England refer the Arden Hotel to the Register of Environmental Actions and Commitments contained within the updated Outline Environmental Management Plan (OEMP) submitted at Deadline 9 [Volume 6.11(a)]. Commitment G33c confirms that piling operations associated with the pedestrian overbridge construction will not begin before 08:00.</p> <p>Concerning Point 4, Highways England will liaise with the Arden Hotel to agree appropriate delivery times on a week by week basis.</p> <p>Concerning Points 6 to 8, these matters are addressed in the updated OEMP [Volume 6.11(a)] submitted at Deadline 9. Requirement 4(3)(c) of the Draft Development Consent Order [Volume 3.1(c)] submitted at Deadline 9, sets out when night-time working may take place. In addition, the Community Liaison Officer will notify affected parties of works within that locality prior to the works commencing. In most cases, this would be not less than seven days.</p> <p>Highways England does not envisage that its contractors would need to use the Arden</p>	

Sub-topic	Arden Hotel Comment	Highways England Response/Actions	Status/Agreement
	<p>9. Night working must only be allowed by prior permission of and in consultation with Arden Hotel (so as to avoid disruption to evening functions and peak hotel periods).</p> <p>10. Contractors may only use Arden Hotel facilities with prior permission.</p>	<p>Hotel's facilities at any stage. However, should an instance arise that the contractor requires access to these facilities, Highways England can confirm prior approval will be sought from the hotel.</p>	
<p>Land Ownership Plans</p>	<p>The land ownership plan received with the section 56 notice identified some blue land whereby the key states that there was to be some land used temporarily and rights to be acquired permanently. The hotel requires clarity over what is and isn't required in respect of the blue land as part of it is in its ownership.</p> <p>The hotel is confused by Highways England's response and requires clarity.</p>	<p>Highways England confirmed that the subsoil rights are affected.</p>	<p>Agreed</p>

Sub-topic	Arden Hotel Comment	Highways England Response/Actions	Status/Agreement
Construction			
Construction access	<p>The use of the hotel's access by heavy vehicles and plant, will have a detrimental impact on the operation of the hotel and customer experience when visiting the site, due to the transition of debris and potential detrimental impact on the condition of the access. The land adjacent to the Arden and railway (which we presume will accommodate the footbridge) has previously been used as a building pound during highway construction works. During this time the site was accessed directly off the A45 via the bus stop, to negate the need for the hotel's access to be used. This option does not appear to have been considered by the applicant to date.</p> <p>See above</p>	<p>The location of the new pedestrian overbridge prevents a direct access to and from the A45 to be constructed. A one-way system through the bunded area and out through the bus stop would be required to provide both working area for the bridge and a safe temporary merge detail.</p> <p>Highways England can confirm that the Principal Contractor will liaise directly with the Arden Hotel prior to the commencement of works in this area with a view to reaching an agreement about the appropriate use of the access.</p>	Agreed
Working Practices and Timings	<p>Indication of the proposed working practices and constraints on working hours.</p> <p>Arden Hotel concerned that works commencing at 7am or 8am will have a detrimental impact on the hotel's guests and repeat custom will be affected and will disrupt the wider operation of the hotel.</p>	<p>Highways England has outlined the working hours that are to be adhered to as part of the dDCO which are as follows:</p> <p>07:00 – 18:00 Monday to Friday 08:00 – 13:00 Saturday</p> <p>However, some work activities may need to be undertaken outside of these working hours as set out in Requirement 4 of the dDCO.</p>	Not agreed

Sub-topic	Arden Hotel Comment	Highways England Response/Actions	Status/Agreement
	<p>See also above comments in respect of what is required to be controlled by the CEMP</p> <p>In addition to Arden Hotel's comments in respect of the CEMP, it would request an amendment to DCO Requirement 4(4) (c) to include consultation in respect of the contents of the CEMP with Arden Hotel in respect of any works to be carried out on its land.</p>	<p>The working hours for the Scheme have been agreed with Solihull Metropolitan Borough Council and additionally Highways England refer the Arden Hotel to the Register of Environmental Actions and Commitments contained within the updated Outline Environmental Management Plan (OEMP) submitted at Deadline 9 [Volume 6.11(a)]. Commitment G33c confirms that piling operations associated with the pedestrian overbridge construction will not begin before 08:00.</p> <p>In reference to construction, Highways England refers the Arden Hotel to the Outline Environmental Management Plan [REP9-019/ Volume 6.11(a)]. This purpose of this document is to manage the environmental effects of the Scheme during construction. This document contains a number of control measures, which the Contractor will be obligated to adhere to.</p> <p>Please note, all construction works will be subject to Section 61 consents, which will need to be agreed by Solihull Metropolitan Borough Council.</p> <p>As noted above, Highways England will continue to engage with the Arden Hotel in advance of construction works in order to understand how best to mitigate the impacts. Highways England, however, does not intend to formally consult with the Arden Hotel on the</p>	

Sub-topic	Arden Hotel Comment	Highways England Response/Actions	Status/Agreement
		contents of the CEMP before it is finalised, as this is a scheme-wide document, but notes the comments it has already made on the OEMP.	
	The hotel would like a programme of the works together with estimated timescales (to be minimised).	<p>Highways England issued an outline construction programme at Deadline 6 (11 October 2019).</p> <p>Highways England can confirm that the Principal Contractor will liaise directly with the Arden Hotel prior to the commencement of works in this area, which will include providing updates on the construction programme.</p>	Agreed

Sub-topic	Arden Hotel Comment	Highways England Response/Actions	Status/Agreement
	<p>The hotel would like Highways England and their Contractor to engage with the hotel during construction to ensure all reasonable endeavours are taken to minimise the impact on hotel events and guests.</p>	<p>The Contractor, during construction, shall have a community liaison officer on site in order to engage with the hotel.</p> <p>The liaison officer shall co-ordinate with the hotel to ensure that any construction activities which directly impact the hotel are communicated in advance and they shall co-operate in order to minimise any negative impact on the hotel.</p> <p>Furthermore, Highways England would welcome communication from the hotel management and be notified of any events being held at the hotel to ensure that all reasonable endeavours can be put in place to minimise the impact of construction activities.</p>	<p>Agreed</p>
<p>Safety</p>	<p>The Arden Hotel raised a safety concern (again as this had been mentioned previously) that drivers travelling past the exit from the Arden Hotel merge into the left-hand lane for the M42 too soon (driving and cutting over the chevrons) which makes exiting the hotel dangerous. The hotel asked whether bollards could be put in place/ extended further down the carriageway as there were concerns that the problem would be worsened with the addition of construction traffic.</p>	<p>Highways England will develop the Traffic Management Plan associated with the construction of the Pedestrian Overbridge in order to ensure that access and egress is controlled in a safe manner.</p> <p>As part of the temporary traffic management plan, the Contractor would seek to install temporary bollards adjacent to the carriageway. Any permanent installation of bollards would be investigated as part of detailed design and would be subject to approval from Solihull Metropolitan Borough Council.</p>	<p>Not agreed</p>

Sub-topic	Arden Hotel Comment	Highways England Response/Actions	Status/Agreement
	<p>Arden Hotel would like to be consulted in respect of the contents of the Traffic Management Plan</p>	<p>As noted above, Highways England will continue to engage with the Arden Hotel in advance of construction works in order to understand how best to mitigate the impacts, including from traffic movements to and from the hotel. Highways England, however, does not intend to formally consult with the Arden Hotel on the contents of the Traffic Management Plan before it is finalised, as this is a scheme-wide document.</p>	
Footbridge			
<p>Options for the footbridge</p>	<p>The hotel wishes to understand whether the footbridge could be sited at Long Acre.</p>	<p>As part of the design optioneering process, the land occupied by Longacre Farm was considered and ultimately discounted by the Applicant due to the following reasons:</p> <p>The land title of Longacre Farm is at its narrowest where it meets the A45, therefore this would require the bridge to span further into Longacre Farm with the potential to require the existing property to be demolished to accommodate the ramp structure. Furthermore, to construct the bridge to the East of the West Coast Mainline would require the bridge structure to be constructed on a skew across the A45 to ensure that each ramp structure does not interface with Network Rail's operational land.</p> <p>Furthermore, a structure placed in this location would obstruct visibility to advance directional signage and gantries at a point where motorists</p>	<p>Agreed</p>

Sub-topic	Arden Hotel Comment	Highways England Response/Actions	Status/Agreement
		<p>will be making decisions on approach to a junction.</p> <p>When considering the A45 Pedestrian Overbridge in its context of the wider public rights of way, positioning the A45 Pedestrian Overbridge to the East of the West Coast Mainline would result in an overall increase in journey times and distance.</p> <p>In comparison, the current position of the A45 Overbridge makes efficient use of land currently owned by Solihull Metropolitan Borough Council, who, following completion, shall be responsible for the operation and maintenance of this structure.</p>	
	<p>The hotel is keen to reduce the amount of land permanently acquired to an absolute minimum, and if possible eliminate the need for their land. Accordingly the bridge design needs to be agreed.</p>	<p>Highways England has sought to reduce the permanent land take required from the Arden Hotel to deliver the proposed A45 Pedestrian overbridge. The proposal within the dDCO seek the permanent acquisition of the approximately 300m² for the northern ramp of the overbridge structure and its associated limits of deviation. Highways England would, however, expect the final land take to be reduced following detailed design.</p> <p>Highways England has investigated alternative options and discussed these with the Arden Hotel on 25 September. The favoured option for the Arden Hotel is being explored further with Solihull MBC and will be discussed further with Arden Hotel. (See above response regarding permanent land take)</p>	<p>Agreed</p>

Sub-topic	Arden Hotel Comment	Highways England Response/Actions	Status/Agreement
Compensation			
Compensation the Arden Hotel may be entitled to	The hotel wishes to understand the level of compensation for both the temporary possession and permanent acquisition (if necessary).	<p>Highways England has submitted into the DCO Examination a report titled “Highways England Compensation Documents” [REP4-009/Volume 8.57]. Highways England refers the Arden Hotel to this document.</p> <p>As the Arden Hotel are defined as having land permanently and temporarily acquired by the Scheme, Highways England will pay the reasonable costs that cover the negotiation of the land transfer and/or or accommodation works.</p> <p>However, Highways England will not pay for any costs associated with the Arden Hotel’s objections, for example any attendance during the examination hearings.</p> <p>The District Valuer and Legal Advisor for Highways England has made contact with the Arden Hotel on 9.10.19 to open discussions about compensation.</p>	Agreed