

[REDACTED]

From: Bowie, David [REDACTED]
Sent: 04 October 2017 17:31
To: David Innes; Planning.Responses
Cc: Planning SE; Bown, Kevin; Cleaver, Elizabeth; Franklin, Richard; Smith, Kayley;
'transportplanning@dft.gsi.gov.uk'; growthandplanning
Subject: AL/102/17/RES - Nyton Nursery, Nyton Road, Westergate, ALDINGBOURNE PO20 3UQ

For the attention of: Mr David Innes

Site: Nyton Nursery, Nyton Road, Westergate, ALDINGBOURNE PO20 3UQ

Development: Application for approval of Reserved Matters for the demolition of existing glasshouses, bungalow, stables & outbuildings & residential development of 268 dwellings incl 30% affordable housing (incorporating 60 senior living units) with associated access, public open space & landscaping.

Planning Application No: AL/102/17/RES

Highways England Ref: HAMIS 79140

Dear David,

Thank you for your consultation of 15 September 2017 regarding the above planning application for reserved matters.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case the A27.

Highways England responded to the original planning application (A/61/13) in December 2013 stating that the planning permission should be granted subject to conditions. The condition was that any planning permission granted required implementation of a robust Travel Plan in order to manage demand generated by the development. A Travel Plan was required to manage demand should planning permission be granted, due to some junction arms from the A27 junctions (A27/A29 Fontwell Avenue, A27/A29 East roundabout and A27/B2233 Cockerhill priority junction) indicating the onset of capacity issues. Highways England reviewed the Framework Travel Plan

provided with the planning application, and recommended that the detailed Travel Plan specifies what measures would be taken should the monitoring process indicate that targets are not being met.

After reviewing the full Travel Plan submitted as part of this Reserved Matters application, Highways England are happy with the contents of this document. We note that specific remedial measures have not been identified within the Travel Plan, however we are satisfied that it has been highlighted and that budget has been set aside for remedial measures if required.

I attach our formal 'no objection' response in this regard. If you need any further information please contact me again.

Kind regards,

Sent on behalf of Kevin Bown Spatial Planning Manager Area 4

David

David Bowie

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

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Highways England Company Limited | [REDACTED] National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |

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Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Simon Jones (Divisional Director),
Network Delivery and Development
South East Region
Highways England.
[REDACTED]

To: Arun District Council – FAO Case Officer (Mr David Innes)
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: AL/102/17/RES

Location: Nylon Nursery Nylon Road Westergate.

Proposal: Application for approval of Reserved Matters for the demolition of existing glasshouses, bungalow, stables & outbuildings & residential development of 268 dwellings incl 30% affordable housing (incorporating 60 senior living units) with associated access, public open space & landscaping.

Highways England ref: 79140

Referring to the notification of a planning application dated 15 September 2017 referenced above, in the vicinity of the A27 at Nylon Road, Cockerhill, West Sussex that forms part of the Strategic Road Network, notice is hereby given that Highways England's formal recommendation is that we:

a) offer no objection;*

** On the basis that a budget has been set aside for remedial measures should the agreed Travel Plan submitted be unsuccessful in achieving the desired shift to more sustainable modes of transport.*

~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~

~~c) recommend that planning permission not be granted for a specified period (see Annex A — further assessment required);~~

~~d) recommend that the application be refused (see Annex A — Reasons for recommending Refusal).~~

Highways Act Section 175B is not relevant to this application.¹

HIGHWAYS ENGLAND ("we") have been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regard to AL/102/17/RES and has been prepared by the Area 4 Spatial Planning Team and is copied to the Department for Transport as per the terms of our Licence.

Should the Council disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via

[REDACTED]

[REDACTED]		Date: 4 October 2017
Name: Kevin Bown		Position: Spatial Planning Manager
Highways England:		
Highways England, Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ		
[REDACTED]		

¹ Where relevant, further information will be provided within Annex A.