

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Bowie, David [REDACTED]
Sent: 28 September 2021 23:08
To: Simon Davis <Simon.Davis@arun.gov.uk>

[REDACTED]

Subject: AL/113/21/OUT - Outline application with all matters reserved, apart from access, for up to 69 No dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan – Land at Bayards Level Mare Lane E

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For attention of:	Mr Simon Davis
Site:	Land at Bayards Level Mare Lane Eastergate PO20 3RZ
Proposal:	Outline application with all matters reserved, apart from access, for up to 69 No dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan
Your Reference:	AL/113/21/OUT
National Highways Reference:	92528 / #14763

Dear Simon,

Thank you for your email of 7 September 2021 consulting National Highways (formerly Highways England) regarding the above application, seeking a response by 7 October 2021.

Having reviewed the planning application and accompanying Transport Assessment, National Highways has determined that the impact of traffic on the operation of the SRN, as a consequence of the proposal, will add to the cumulative impacts of planned development at junctions which already suffer from severe traffic congestion in peak periods. However, this sites additional impacts could be mitigated by appropriate minor modifications to the agreed A27 improvements and therefore provided that the applicant makes an appropriate contribution towards those agreed A27 Local Plan mitigations then National Highways would then be satisfied that the development will not materially affect the safety, reliability and/or operation of the strategic road network (the tests set out in DfT C2/13 para's 9 & 10 and MHCLG NPPF 2021 Paras 110-13) in this location and its vicinity.

Consequently, a response of no objection is provided in this instance subject to a proportional contribution towards mitigation calculated at £11,316.00 which is in line with BEW contributions per dwelling. We also ask that National Highways are consulted on the forthcoming Construction Management Plan. Should the Council decide to determine the application not in accordance with National Highways recommendation then as directed within The Town and Country Planning (Development Affecting Trunk Roads) Direction 2018 the Council will need to seek the approval of the Secretary of State before the application can be determined.

Please find attached our formal NHPR response.

If you or others have any questions regarding our response, please contact us at

Kind regards

David
David Bowie
Area 4 Spatial Planning Manager (Acting)

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

Web: <http://www.highwaysengland.co.uk>

Please note that for the foreseeable future we are all working from home. All meetings will be via telephone, Skype or similar. We will continue to seek to work to our statutory and other deadlines. In case of IT or other issues, as a precaution, please copy all emails to [REDACTED] Thank you.

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

<https://www.gov.uk/government/organisations/highways-england> [REDACTED]

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National Highways Planning Response (NHPR 21-09)
Formal Recommendation to an Application for Planning Permission

From: Nicola Bell (Regional Director, South East)
Operations Directorate
South East Region
National Highways
[REDACTED]

To: Arun District Council - FAO Case Officer - Simon Davis
Simon.Davis@arun.gov.uk

CC: [REDACTED]

Council's Reference: AL/113/21/OUT

Location: Land at Bayards Level Mare Lane Eastergate PO20 3RZ

Proposal: Outline application with all matters reserved, apart from access, for up to 69 No dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan

National Highways Ref: 92528 / #14763

Referring to the consultation on a planning application dated 7 September 2021 referenced above, in the vicinity of the A27 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- a) offer no objection (see reasons at Annex A);
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~
- ~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

National Highways Planning Response (NHPR 21-09) September 2021

Highways Act 1980 Section 175B is/is not relevant to this application.¹

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via [REDACTED] and may not determine the application until the consultation process is complete.

Signature: [REDACTED]	Date: 28 September 2021
Name: Elizabeth Cleaver	Position: Assistant Spatial Planning Manager
National Highways Bridge House 1 Walnut Tree Close Guildford GU1 4LZ	

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

Annex A National Highway's assessment of the proposed development

National Highways has been appointed by the Secretary of State for Transport as a 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.

No objection is raised to this application on the basis that Arun District Council seeks an appropriate contribution of £11,316.00 to the agreed A27 Local Plan mitigations required to deliver the Arun Local Plan. We therefore consider that the development will not materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT C2/13 para's 9 & 10 and MHCLG NPPF 2021 Paras 110-13), in this location.

We anticipate that Arun District Council will require a Construction Management Plan as a condition should planning permission be granted. We ask that you consult us on the Construction Management Plan as we wish to ensure avoidable congestion is prevented and road safety is protected on the A27 during the construction period. In particular, we would wish to see the following information:

- the anticipated, number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the network peak hours of 0800-0900 and 1700-1800 where practicable)
- measures to reduce dust and dirt being deposited on the highway, including wheel washing and sheeted loads