



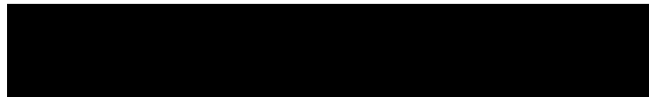
National Highways Planning Response (NHPR 24-02)
Formal Recommendation to an Application for Planning Permission

From: Christine Allen, Regional Director
Operations Directorate
South East Region
National Highways



To: Arun District Council - (FAO Mr D Easton)
planning.responses@arun.gov.uk

CC:



Council's Reference: AL/11/24/OUT

Location: Land East of Westergate, Westergate

Proposal: Hybrid application consisting of: 1) Outline permission for all matters reserved (except access) for up to 400 No dwellings and associated works and 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife. This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way. This application is the subject of an Environmental Statement.

National Highways Ref: NH/24/05130

Referring to the consultation on a planning application dated 15 February 2024 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)~~

Highways Act 1980 Section 175B 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.

The Local Planning Authority must also copy any consultation under the 2018 Direction to [REDACTED]

Signature:

[REDACTED]

Date: 17 January 2025

Name: Nigel De Wit

Position: Assistant Spatial Planner

National Highways

Bridge House, 1 Walnut Tree Close, Guildford, Surrey, GU1 4LZ

www.nationalhighways.co.uk

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

Annex A National Highways' 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.

Recommend that conditions should be attached to any planning permission that may be granted: reasons

We will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case, particularly within the vicinity of the A27.

Since our response dated 10 October 2024, the applicant has shared additional SRN-related information. This includes two Technical Notes (TNs) dated 19 December 2024:

- Land at Westergate Trip Distribution and Assignment
- Land at Westergate – A27 Nyton Road Junction Capacity Model Review

These TNs were uploaded to the planning application webpage on 15 January 2025.

Model files for the junction assessment of the A27 Fontwell East Roundabout were shared with National Highways on 13 December 2024.

We have reviewed this additional information in the context of our response dated 10 October 2024.

We are satisfied with the trip distribution and associated traffic flow diagrams presented in the Trip Distribution and Assignment TN.

Based upon the submitted additional information, we are satisfied that no mitigation is required at the A27 Fontwell East Roundabout and the A27 Nyton Road junction.

Our conclusion is that all previously identified SRN-related matters have been resolved.

We envisage the SRN being a likely route for construction traffic and we have therefore recommended a condition for a Construction Traffic Management Plan be attached to any planning consent granted at the site.

Having assessed application AL/11/24/OUT, we are content that the proposal, if permitted, would not have an unacceptable impact on the safety, reliability, and/or operational efficiency of the Strategic Road Network in the vicinity of the site (A27) provided that the following condition is imposed, reflecting DfT Circular 01/2022 and NPPF 2024 paras. 115-118.

1. Construction Traffic Management Plan

Condition: Prior to the commencement of the development hereby permitted a comprehensive Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highway Authority for the A27). The plan shall include as a minimum:

- Construction phasing
- Construction routing plans
- Permitted construction traffic arrival and departure times
- Management of loose loads
- Cleaning of construction vehicles on-site

Thereafter all construction activity in respect of the development shall be undertaken in full accordance with such approved details unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To mitigate any adverse impact from the development on the A27 in accordance with DfT Circular 01/2022.

Standing advice to the local planning authority

The Climate Change Committee's 2022 Report to Parliament notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 77 and 110 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 109 and 115 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

Moreover, the build clever and build efficiently criteria as set out in clause 6.1.4 of PAS2080 promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption.

These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.

From: Nicola Oktay on behalf of Planning.Responses
Sent: 21 January 2025 09:50
To: Planning Scanning
Subject: FW: NH/24/05130 - AL/11/24/OUT - Land East of Westergate, Westergate - RC - NH response 17/01/25
Attachments: NH2405130_AL1124OUT_Land_East_of_Westergate_RC_170125.pdf

National Highways response

Nikki Oktay
Planning Receptionist, Planning Department

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Littlehampton, West Sussex, BN17 5LF
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From: Nigel De Wit [REDACTED]
Sent: 17 January 2025 12:00
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: [REDACTED]
Subject: NH/24/05130 - AL/11/24/OUT - Land East of Westergate, Westergate - RC - NH response 17/01/25

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For Attention of: Mr D Easton, Arun District Council

Your Reference: AL/11/24/OUT - Land East of Westergate, Westergate

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Our Reference: NH/24/05130

Dear Mr Easton,

Further to our response to the above reference application dated 10 October 2024, we have reviewed additional information submitted by the applicant.

We are concerned about the safety, reliability, and operational efficiency of the Strategic Road Network (SRN), in this case the A27 in the vicinity of the site.

Please find attached our updated formal National Highways' Planning Response (NHPR) which **recommends a condition (Construction Traffic Management Plan) be attached to any planning permission that may be granted.**

Should you or any others have any queries regarding our response, please contact us via [REDACTED]

Kind regards,

Nigel De Wit MRTPI, Assistant Spatial Planner

South East Region, Operations Directorate
National Highways



For information about our engagement with the planning system please visit <https://nationalhighways.co.uk/our-roads/planning-and-the-strategic-road-network-in-england/>

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

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