

[REDACTED]

From: Cleaver, Elizabeth [REDACTED]
Sent: 03 December 2021 21:15
To: Simon Davis <Simon.Davis@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Planning SE [REDACTED] Spatial Planning [REDACTED]
Subject: National Highways response: AL/129/21/OUT, Land adjacent to Woodgate Nurseries

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For the attention of: Simon Davis

Planning Application No: AL/129/21/OUT

Site: Land adjacent to Woodgate Nurseries, Lidsey Road, Aldingbourne, PO20 3SU

Development: Outline planning application with all matters reserved (except access) for residential development with up to 95 No dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works. This application is a Departure from the Development Plan.

National Highways' Ref: HAMIS 93213; Tracker #15323

Dear Mr Davis

Thank you for your email of 12 November 2021 consulting National Highways (formerly known as Highways England) on the planning application referenced above and requesting a response by 16 December.

National Highways 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 National Highways 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. We will therefore be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case the A27 trunk road.

The Arun Local Plan is adopted and contains agreed highway mitigations for the impacted junctions resulting from the strategic development sites, with funding to be provided from developer contributions. As this development is a Departure from the Development Plan, it will contribute to a cumulative impact upon the A27 junctions beyond the impact being mitigated by the highways improvements that have been agreed to deliver the Local Plan. Accordingly, Arun District Council should request an appropriate proportional contribution towards a highway mitigation scheme of amendments that will be required to the Arun Local Plan A27 mitigations.

In view of its close proximity to the Barnham / Eastergate / Westergate (BEW) strategic development site, we consider that a proportional contribution in line with the BEW development site is appropriate and necessary. Reference to the Enterprise Bognor Regis Transport Review 2017 report shows that the BEW development is due to contribute £1,546,740 for the 3,000 homes, equating to £515.58 per dwelling. Therefore, provided Arun District Council collects a contribution of £48,980.10 (95 x £515.58), index linked from 2017 prices, from this application site towards required amendments to the Arun Local Plan A27 mitigation scheme, we would be satisfied that the proposals would not materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10 and MHCLG NPPF 2021 paragraphs 110-113).

We consider it is not appropriate to pinpoint one particular A27 junction for a contribution from this site because, as shown for BEW in the Enterprise Bognor Regis Transport Review 2017, the impacts will be felt widely. The contribution would be towards a mitigation scheme, namely the Arun Local Plan A27 mitigation, to enable the necessary amendments required to accommodate the additional cumulative traffic impacts of development that is additional to the Local Plan development.

Should the Council require a Construction Management Plan as part of any permission granted for this proposal, we would want the Construction Management Plan to state that construction traffic will seek to avoid using the SRN during the network peak hours of 08:00-09:00 and 17:00-18:00 and that any loose loads on vehicles using the SRN will be adequately sheeted.

I attach our formal NHPR response.

If you have any queries regarding this response, please contact us at

[REDACTED]

Kind regards

Elizabeth Cleaver, Assistant Spatial Planning Manager

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

Web: <http://nationalhighways.co.uk/>

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<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 Simon Davis
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: AL/129/21/OUT

Location: Land adjacent to Woodgate Nurseries, Lidsey Road, Aldingbourne, PO20 3SU

Proposal: Outline planning application with all matters reserved (except access) for residential development with up to 95 No dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works. This application is a Departure from the Development Plan.

National Highways Ref: HAMIS 93213

Referring to the consultation on a planning application dated 12 November 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);
** provided that Arun District Council collects an appropriate proportional contribution of £48,980.10 (index linked) from this application site towards the required amendments to the Arun Local Plan A27 mitigation scheme as this development is a Departure from the Development Plan.*
- b) ~~recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways' recommended Planning Conditions & reasons);~~

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

~~e) 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/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: 3 December 2021
Name: Elizabeth Cleaver	Position: Assistant Spatial Planning Manager
National Highways: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ [REDACTED]	

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.

Offer No Objection - on the basis of a proportional contribution

The Arun Local Plan is adopted and contains agreed highway mitigations for the impacted junctions resulting from the strategic development sites, with funding to be provided from developer contributions. As this development is a Departure from the Development Plan, it will contribute to a cumulative impact upon the A27 junctions beyond the impact being mitigated by the highways improvements that have been agreed to deliver the Local Plan. Accordingly, Arun District Council should request an appropriate proportional contribution towards a highway mitigation scheme of amendments that will be required to the Arun Local Plan A27 mitigations.

In view of its close proximity to the Barnham / Eastergate / Westergate (BEW) strategic development site, we consider that a proportional contribution in line with the BEW development site is appropriate and necessary. Reference to the Enterprise Bognor Regis Transport Review 2017 report shows that the BEW development is due to contribute £1,546,740 for the 3,000 homes, equating to £515.58 per dwelling. Therefore, provided Arun District Council collects a contribution of £48,980.10 (95 x £515.58), index linked from 2017 prices, from this application site towards required amendments to the Arun Local Plan A27 mitigation scheme, we would be satisfied that the proposals would not materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10 and MHCLG NPPF 2021 paragraphs 110-113).

We consider it is not appropriate to pinpoint one particular A27 junction for a contribution from this site because, as shown for BEW in the Enterprise Bognor Regis Transport Review 2017, the impacts will be felt widely. The contribution would be towards a mitigation scheme, namely the Arun Local Plan A27 mitigation, to enable the necessary amendments required to accommodate the additional cumulative traffic impacts of development that is additional to the Local Plan development.

Should the Council require a Construction Management Plan as part of any permission granted for this proposal, we would want the Construction Management Plan to state that construction traffic will seek to avoid using the SRN during the network peak hours of 08:00-09:00 and 17:00-18:00 and that any loose loads on vehicles using the SRN will be adequately sheeted.

This application has been assessed by the National Highways South East Region Spatial Planning Team. This NHPR form represents National Highways' formal recommendation regarding the application. It is copied to the Department for Transport as per the terms of our Licence.