

[REDACTED]

[REDACTED]

From: Franklin, Richard [REDACTED]
Sent: 20 February 2019 16:16
To: Planning.Responses [REDACTED]

Subject: FAO Mr S Davis: Highways England response - AL/3/19/PL - Nyton Nursery

For the attention of: Mr S Davis

Planning Application No: AL/3/19/PL

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

Proposal: Residential development of 70 No. dwellings (net increase of 25 over current consent AL/102/17/RES) including 30% affordable housing (8 units) with associated access, public open space & landscaping.

Highways England's Reference: 83697

Dear Mr Davis,

Thank you for your email of 23rd January 2019 regarding the above application.

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 Strategic Road Network (SRN), in this case the A27.

Having reviewed the information provided, we are satisfied that the proposals will generate an acceptable change in traffic on the SRN. 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, particularly paras 9 & 10, and DCLG NPPF, particularly para 109), in this location and its vicinity. Therefore, please find attached our formal HEPR response of No Objection. However, please note

that any further increase in dwellings on the site will require an assessment of cumulative impacts on the A27.



Regards,

Sent on behalf of Elizabeth Cleaver, Assistant Spatial Planning Manager

Richard Franklin

Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ | Registered in England and Wales No. 9346363

Web: www.highwaysengland.co.uk

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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: Nicola Debnam (Divisional Director)
Operations Directorate
South East Region
Highways England

To: Arun District Council (FAO Case Officer: Mr S Davis)
planning.responses@arun.gov.uk

CC:

Council's Reference: AL/3/19/PL

Location: Nyton Nursery, Nyton Road, Westergate, PO20 3UQ.

Proposal: Residential development of 70 No. dwellings (net increase of 25 over current consent AL/102/17/RES) including 30% affordable housing (8 units) with associated access, public open space & landscaping.

Highways England Ref: 83697

Referring to the planning application (consultation received 23rd January 2019) referenced above, in the vicinity of the A27 Trunk Road 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*

**This is on the basis that the proposals will generate an acceptable, change in traffic on the SRN. 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, particularly paras 9 & 10, and DCLG NPPF, particularly para 109), in this location and its vicinity.*

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

~~e) 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 (covering access to the SRN) 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 represents Highways England’s formal recommendation (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 Local Planning Authority disagree with this recommendation they must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via

[REDACTED]

Signature:	[REDACTED]	Date: 20 th February 2019
Name: Elizabeth Cleaver		Position: Assistant Spatial Planning Manager
Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ		
[REDACTED]		

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