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From: Matthew Lewis [REDACTED]
Sent: Friday, September 6, 2024 7:46 AM
To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Condition Response - NH/24/07572 - AL/89/24/OUT - Land at Woodgate Nurseries, Lidsey Road, Woodgate

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Dear Mr Davis,

I refer to your email of 19 August 2024 seeking comments on the above planning application.

We have carried out a review of the application papers and our comments are set out in the NHPR attached. Our recommendation is that we raise no objection to this development proposal, subject to conditions.

Thank you for consulting with National Highways and please continue to consult on other planning applications via our inbox [REDACTED]

Regards,

Matt Lewis (he/him) Assistant Spatial Planner
Planning and Development
National Highways | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ
[REDACTED]

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: Monday, August 19, 2024 10:22 AM

To: Planning SE [REDACTED]

Subject: Planning Consultation on: AL/89/24/OUT

To: **National Highways**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5 - Articles 16 & 18 Consultation before the grant of permission

Outline Consent

Application No: AL/89/24/OUT

Registered: 19th August 2024

Site Address: Land at Woodgate Nurseries Lidsey Road Woodgate

Grid Reference: 493487 104245

Description of Works: Outline planning with all matters reserved (except access) for the demolition of existing redundant nursery buildings and other structures and erection of a residential development of with up to 130 No dwellings, informal and formal public open space, landscaping, drainage, and other associated works. This application may be a Departure from the Development Plan.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 19th September 2024 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

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

<https://nationalhighways.co.uk> [REDACTED]

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

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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 Davis)
planning.responses@arun.gov.uk

CC:

Council's Reference: AL/89/24/OUT

Location: Land at Woodgate Nurseries, Lidsey Road, Woodgate

Proposal: Outline planning with all matters reserved (except access) for the demolition of existing redundant nursery buildings and other structures and erection of a residential development of with up to 130 No dwellings, informal and formal public open space, landscaping, drainage, and other associated works

National Highways Ref: NH/24/07572

Referring to the consultation on a planning application dated 19 August 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)~~

National Highways Planning Response (NHPR 24-02) February 2024

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: 06 September 2024

Name: Matt Lewis

Position: Assistant Spatial Planner

National Highways

Bridge House, 1 Walnut Tree Close, Guildford, Surrey, 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.

In the case of this development proposal, our interests relate to the A27. We are interested as to whether there would be any adverse safety implications for the SRN because of this proposal.

The TA refers to the Department for Transport's Circular 01/22 document and outlines a brief vision to reduce travel by private car, and a brief outline of supporting measures. In accordance with Circular 01/22, the applicant should provide more details regarding the vision and the supporting measures. However, in this instance, in our view this matter is unlikely to materially affect the outcome of this case.

The applicant has presented multi-modal trip rates within the TA. The resulting vehicle trips are listed below:

- 65 two-way vehicle trips during the AM peak; and
- 54 two-way vehicle trips during the PM peak.

We have reviewed the trip rates presented and are content that they are representative.

The impact of development traffic has been quantified for the A27 Fontwell East & West Roundabouts, as well as the A27/ Bognor Road Roundabout. The distribution of development traffic to these three junctions is based on survey data carried out in 2016 and used to support the nearby strategic Barnham Eastergate Westergate development application. The applicant's justification for use of survey data dating from this year relates to agreement on its use with WSCC and National Highways for previous applications of a similar nature in the vicinity to the site.

Whilst we acknowledge the existing delay occurring, particularly at the A27 Bognor Road Roundabout, in our view it is unlikely that this development proposal would give rise to an unacceptable safety impact or demonstrate severe residual cumulative impacts on the SRN.

We note that a Travel Plan has been submitted alongside the TA. This accords with the principles of Circular 01/22.

In light of the existing congestion at A27 Bognor Road Roundabout, construction traffic impacting this roundabout during weekday peak periods would be undesirable.

Recommended Conditions

National Highways would recommend that conditions should be attached to any planning permission that may be granted.

Construction Traffic Management Plan

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

- Construction phasing;
- Construction routing plans;
- Permitted construction traffic arrival and departure times.

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 National Highways.

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

Thank you again for consulting with National Highways and please continue to consult on other planning applications via our inbox [REDACTED]

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 74 and 109 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 108 and 114 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.