

[REDACTED]

From: Bowie, David [REDACTED]
Sent: 24 June 2021 17:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>

[REDACTED]

Subject: BE/87/21/OUT - Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS - FAO James Cross

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For the attention of: James Cross

Application No: BE/87/21/OUT

Site: Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS

Proposal: Outline application with all matters, except for site access, reserved for the development of up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access (resubmission following BE/148/20/OUT). This application affects a Public Right of Way.

Highways England reference: HAMIS 91565; Tracker #13464

Dear Mr Cross,

Thank you for your email dated 3rd June 2021 inviting Highways England to comment on the above application and requesting a response by 8th July 2021.

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. 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 Chichester Bypass.

We had previously been consulted on BE/148/20/OUT which was an application for the same development quantum at this site. In response, we stated that Highways England would have no objection to the proposals provided that a contribution of £102,131.10 was secured towards the highway mitigations identified as part of the adopted Arun Local Plan. This was because the proposed development forms part of the West of Bersted Strategic Development and, as you will be aware, Highways England worked with Arun District Council to examine the impacts of the council's adopted Local Plan proposals. The Transport Assessment supporting the adopted Local Plan identified key mitigations required on both the local and strategic road networks which would be funded by strategic development.

The current application (BE/87/21/OUT) is for the same quantum of development as the previous application referenced above. We have reviewed the Transport Addendum produced by i-Transport, dated 26th May 2021, submitted in support of this application and note that Table 5.1 sets out a combined contribution of £102,131 which will be provided towards the A27 Whyke Roundabout and A27 Bognor Roundabout schemes.

Therefore, provided that Arun District Council collects this contribution of £102,131.10 from this particular site towards mitigation of the A27 junctions in Chichester, Highways England is 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 NPPF2019, particularly paragraphs 108 and 109) in this location and our formal HEPR response of No Objection is attached.

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

[REDACTED]
Kind regards

David
David Bowie
Area 4 Spatial Planning Manager (Acting)
[REDACTED]

Highways England | 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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Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 20-07)

Formal Recommendation to an Application for Planning Permission

From: Nicola Bell (Regional Director, South East)
Operations Directorate
South East Region
Highways England

To: [REDACTED]
Arun District Council – (FAO Case Officer Mr James Cross)
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: BE/87/21/OUT

Location: Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS

Proposal: Outline application with all matters, except for site access, reserved for the development of up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access (resubmission following BE/148/20/OUT). This application affects a Public Right of Way

Highways England Ref: 91565 / #13464

Referring to the notification of a planning application referenced above received by Highways England 3rd June 2021, in the vicinity of the A27 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*;

**Provided that Arun District Council collects an appropriate proportional contribution of £102,131.10 from this particular site towards further mitigation of the A27 junctions in Chichester.*

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

Highways England Planning Response (HEPR 20-07) June 2021

~~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 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 made available to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority disagree with any recommendation made under b), c) or d) above, the application must not be determined before they have:

- i) informed Highways England; and
- ii) consulted the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via

[REDACTED]

Signature:	[REDACTED]	Date: 24 June 2021
Name: Kevin Bown		
Position: Spatial Planning Manager		
Highways England:		
Highways England, Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ		
[REDACTED]		

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