

From: Bowie, David [REDACTED]
Sent: 11 July 2022 23:20

Subject: BN/11/22/OUT - Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

For attention of:	Ms Claire Potts
Site:	Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham
Proposal:	Outline application with all matters reserved (except for the A29 Realignment) for the provide residential dwellings (Use Class C3), Care Home/Senior Living Accommodation, space, landscaping, drainage and all other associated ancillary works; and realignment construction of a new road carriageway, junctions and associated infrastructure. This the setting of listed buildings, affects the character & appearance of the Eastergate C Way. This application is the subject of an Environmental Statement.
Your Reference:	BN/11/22/OUT
National Highways Reference:	SB398/94046/#16117

Dear Claire,

Further to my communication of the 14 April 2022 which recommended that the application should not be determined (other than a refusal) for a period of three months ending 14 July 2022 please find attached an update holding response which extends the period of holding by a further three months to 11 October 2022.

We can advise that we are engaged with the applicants consultants and are currently assessing their latest May submission of additional information which responds to our questions of the 14 April 2022. We have not completed our assessment of the additional information but hope to do so within the next few weeks. If at that time we have reached an agreement on the impacts of the proposals then we will provide a final response and lift the holding recommendation. However, if there are outstanding matters following our latest review of the applicants information we will continue to engage with them and advise accordingly.

I attach our NHPR response recommending that planning permission should not be granted for a period of 3 months, expiring on 11 October 2022. This is to allow time for ourselves and the applicant to resolve the outstanding matter set out in our NHPR dated 14 April 2022. This current recommendation can be replaced, renewed, or reviewed during the three-month period, or at its end, dependent on progress made with regard to the required further assessments.

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]

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

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

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

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

Consider the environment. Please don't print this e-mail unless you really need to.



National Highways Planning Response (NHPR 21-09)
Formal Recommendation to an Application for Planning Permission

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

To: [REDACTED]
Arun District Council FAO Case Officer Claire Potts
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: BN/11/22/OUT

Location: Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham

Proposal: Outline application with all matters reserved (except for the A29 Realignment) for the demolition of existing structures and mixed use development to provide residential dwellings (Use Class C3), Care Home/Senior Living Accommodation (Use Class E/F2/Sui Generis), a Primary School plus open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29 including construction of a new road carriageway, junctions and associated infrastructure. This application also lies within the parish of Aldingbourne, affects the setting of listed buildings, affects the character & appearance of the Eastergate Church Lane Conservation Area and affects a Public Right of Way. This application is the subject of an Environmental Statement.

National Highways Ref: SB398/94046/#16117

Referring to the consultation on a planning application dated 16 February 2022 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/is not relevant to this application.¹

This represents National Highways 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 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: 11 July 2022
Name: Kevin Bown	Position: Spatial Planning Manager
National Highways Bridge House 1 Walnut Tree Close Guildford GU1 4LZ	

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

² As announced on 19 August 2021 Highways England became National Highways; although our roles and responsibilities remain largely unchanged and our branding will transition over a period of time.

Annex A National Highway's 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 planning permission not be granted for a specified period: Reasons

The applicant has provided further information dated 11 May 2022 in response to our earlier holding recommendation dated 14 April 2022. We are currently assessing the additional information and will respond to the applicant within the next 14 days. It may be that at that time we are able to form a view as to the impacts of the proposed development on the SRN and will advise as appropriate at that time. In the meantime, until our analysis of the additional information is completed we cannot determine whether or not the proposals will have a detrimental impact on the operation of our network.

Conclusion

Given the above, it is currently not possible to determine whether the application would have an unacceptable impact on the safety, reliability and/or operational efficiency of the SRN (the tests set out in DfT Circular 02/2013 [particularly paras 8 to 11] and MHCLG NPPF2021 [particularly paras 110 to 113]).

For the reasons set out above, National Highways recommends that planning permission not be granted (other than a refusal if the Council so wishes) for a period of three months expiring **11 October 2022** to allow ourselves and the applicant to resolve the outstanding matters. This recommendation can be replaced, renewed, or reviewed during the three-month period, or at its end, dependent on progress made with regard to the required assessments.