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**From:** Matthew Lewis [REDACTED]  
**Sent:** Thursday, July 6, 2023 2:23 PM  
**To:** David Easton <David.Easton@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>  
**Cc:** Planning SE [REDACTED] Spatial Planning [REDACTED]

**Subject:** RE: National Highways Response: BN/11/22/OUT Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham

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Dear Mr Easton,

We last wrote to you on 06 Apr 2023, providing an update on discussions with the applicant on the application referenced above.

We continue to engage with all parties and progress is being made, and we expect resolution of proposed condition wording soon. However, our previous recommendation is due to expire and thus requires updating.

Accordingly, I attach our updated NHPR response recommending that planning permission should not be granted for a period of 3 months, expiring on 06 October 2023. This recommendation can be replaced, renewed, or reviewed during the three-month period, to which I anticipate will be the case.

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

Kind regards,

**Matt Lewis** (he/him) Assistant Spatial Planner

Planning and Development

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

**Web:** [nationalhighways.co.uk](https://nationalhighways.co.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 22-12)**  
**Formal Recommendation to an Application for Planning Permission**

**From:** Christine Allen, Regional Director  
Operations Directorate  
South East Region  
National Highways  
[REDACTED]

**To:** Arun District Council - FAO Mr D Easton & Mr P Arthurs  
[planning.responses@arun.gov.uk](mailto: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.

**National Highways Ref:** 94046

Referring to the consultation on a planning application dated 16 Feb 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);

**National Highways Planning Response (NHPR 22-12) December 2022**

~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is not relevant to this application.<sup>1</sup>

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 July 2023

Name: Matt Lewis

Position: Assistant Spatial Planner

National Highways

Bridge House, 1 Walnut Tree Close, Guildford, Surrey, GU1 4LZ

[REDACTED]

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<sup>1</sup> 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.

Since our last response dated 06 Apr 2023, National Highways have had positive engagement with the applicant and is currently internally agreeing wording of planning conditions to be requested to be attached to any planning determination.

Unfortunately, our previous response is due to expire on 06 Jul 2023 and therefore requires renewal. However, it should be noted that this response can be amended/ updated prior to the date of extension, and it is anticipated that a positive agreement will be reached ahead of this time.

### **Recommended Non-Approval**

It is recommended that the application should not be determined for a period of 3 months (until 06 Oct 2023).

Reason: to allow time to agree required planning conditions relating to delivery of the development.

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 73 and 105 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 104 and 110 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.