

[REDACTED]

From: Cleaver, Elizabeth [REDACTED]
Sent: 26 November 2021 21:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Planning SE [REDACTED] Spatial Planning [REDACTED]
Subject: National Highways response: F/22/21/PL Land r/o Paynters Croft, Burndell Road, Yapton

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For attention of:	Anita Gardner
Site:	Land rear of Paynters Croft, Burndell Road, Yapton, BN18 0HR
Proposal:	23 No dwellings with associated access, infrastructure, landscape and open space (resubmission following F/5/21/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable as new dwellings
Your Reference:	F/22/21/PL
National Highways' Reference:	HAMIS 93163; Tracker #15286

Dear Mrs Gardner,

Thank you for your email of 9 November 2021 consulting National Highways (formerly known as Highways England) on the application referenced above and seeking a response by 9 December.

National Highways 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 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. We will therefore be concerned with proposals and policies that have the potential to impact the safe and efficient operation of the SRN, in particular the A27.

The Arun Local Plan is now adopted and contains agreed highway mitigations for the impacted junctions resulting from the strategic development sites, with funding to be provided from developer contributions.

As this development is a Departure from the Development Plan, Arun District Council should request an appropriate proportional contribution towards highway mitigations. In view of its close proximity to the Ford strategic development site, we consider that a proportional contribution in line with this site is appropriate. Reference to the Enterprise Bognor Regis Transport Review 2017 report shows that the Ford development is due to contribute £300,450.00 for the 1,500 homes, equating to £200.30 per dwelling.

Therefore, provided Arun District Council collects a contribution of £4,606.90 (23 x £200.30) from this particular site towards further mitigation of the A27 junctions in Arun, we would be 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 NPPF 2021 paragraphs 110-113).

I attach our formal NHPR response. If you have any questions regarding our response, please contact us at [REDACTED]

Kind regards

Elizabeth Cleaver, Assistant Spatial Planning Manager

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

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

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<https://www.gov.uk/government/organisations/highways-england> | [REDACTED]

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

From: Nicola Bell (Regional Director, South East),
Operations Directorate
South East Region
National Highways
[REDACTED]

To: Arun District Council FAO Mrs Anita Gardner
planning.responses@arun.gov.uk;
Anita.Gardner@arun.gov.uk

CC: [REDACTED]

Council's Reference: F/22/21/PL

Location: Land rear of Paynters Croft, Burndell Road, Yapton, BN18 0HR

Proposal: 23 No dwellings with associated access, infrastructure, landscape and open space (resubmission following F/5/21/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable as new dwellings

National Highways Ref: HAMIS 93163

Referring to the consultation on a planning application dated 9 November 2021 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);
** provided that Arun District Council collects an appropriate proportional contribution of £4,606.90 from this particular site towards further mitigation of the A27 junctions in Arun as this development is a Departure from the Development Plan.*
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways' recommended Planning Conditions & reasons);~~

~~e) 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 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.

Signature: [REDACTED]	Date: 26 November 2021
Name: Elizabeth Cleaver	Position: Assistant Spatial Planning Manager
National Highways: Bridge House, 1 Walnut Tree Close, Guildford, 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.

Offer No Objection - Reasons

The Arun Local Plan is now adopted and contains agreed highway mitigations for the impacted junctions resulting from the strategic development sites, with funding to be provided from developer contributions.

As this development is a Departure from the Development Plan, Arun District Council should request an appropriate proportional contribution towards mitigations. In view of its close proximity to the Ford strategic development site, we consider that a proportional contribution in line with this site is appropriate. Reference to the Enterprise Bognor Regis Transport Review 2017 report shows that the Ford development is due to contribute £300,450.00 for the 1,500 homes, equating to £200.30 per house.

Therefore, provided Arun District Council collects a contribution of **£4,606.90** (23 x £200.30) from this particular site towards further mitigation of the A27 junctions in Arun, we would be 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 NPPF 2021 paragraphs 110-113).

Should the Council require a Construction Management Plan as part of any permission granted for this proposal, we would like the opportunity to comment on it. We would want the Construction Management Plan to state that construction traffic will seek to avoid using the SRN during the network peak hours of 08:00-09:00 and 17:00-18:00 and that any loose loads on vehicles using the SRN will be adequately sheeted.

This application has been assessed by the National Highways South East Region Spatial Planning Team. This NHPR form represents National Highways' formal recommendation regarding the application. It is copied to the Department for Transport as per the terms of our Licence.