

[REDACTED]

From: Cleaver, Elizabeth [REDACTED]
Sent: 17 February 2022 18:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Planning SE [REDACTED] Spatial Planning [REDACTED]
[REDACTED]

Subject: National Highways response: LU/417/21/OUT, Land north of Toddington Lane (adjacent to Lyminster Bypass), Hampton Park, Littlehampton

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For the attention of: Mr Michael Eastham

Planning Application No: LU/417/21/OUT

Site: Land north of Toddington Lane (adjacent to Lyminster Bypass), Hampton Park, Littlehampton, BN17 7PP

Development: Outline application with some matters reserved (except access) for the erection of up to 71 No dwellings.

National Highways' Ref: HAMIS 93656; Tracker #15770

Dear Mr Eastham

Thank you for your email of 13 January 2022 consulting National Highways (formerly known as Highways England) on the application referenced above and requesting a response by 17 February 2022.

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 National Highways 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 therefore be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case the A27 trunk road.

We are satisfied that the proposals can be achieved without detrimental impacts to the safe and efficient operation of the A27 subject to the application of necessary conditions attached to any grant of consent that the Council may be minded to give. The conditions relate to the agreed junction improvements required under planning consent reference LU/47/11/ for the North Littlehampton strategic development of which this proposal forms a part.

Accordingly, I attach our formal conditional NHPR response for your attention.

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

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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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
[REDACTED]

To: Arun District Council - FAO Michael Eastham
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: LU/417/21/OUT

Location: Land north of Toddington Lane (adjacent to Lyminster Bypass), Hampton Park, Littlehampton, BN17 7PP

Proposal: Outline application with some matters reserved (except access) for the erection of up to 71 No dwellings.

National Highways Ref: HAMIS 93656

Referring to the consultation on a planning application dated 13 January 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

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:	Date: 17 February 2022
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' recommended Planning Conditions & reasons

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.

The application site falls within an outline consent, reference LU/47/11/, Land north of Toddington Lane, Littlehampton, BN17 7PP, secured for North Littlehampton Strategic Development Area. The outline consent is subject planning conditions directed by the former Highways Agency requiring improvements to the A27/A284 Ford Road and the A27/A284 Crossbush roundabouts by the occupation of 350 dwellings.

This current planning application proposes erecting up to 71 dwellings within the consented North Littlehampton Strategic Development Area and as such is subject to the planning conditions requiring delivery of the agreed junction improvements at Ford Road and Crossbush roundabouts.

Accordingly, we require planning conditions to be attached to any permission granted, reflecting the conditions imposed on LU/47/11/, in order to make this proposal acceptable. These conditions are necessary in order for us to be satisfied that the development will not materially affect the safety, reliability and/or operation of the strategic road network (the tests set out in DfT Circular 02/2013 paragraphs 9 & 10 and MHCLG NPPF 2021 paragraphs 110-113).

Recommended Conditions and Informative

1. No more than 350 dwellings in the entirety of the consented North Littlehampton strategic development granted under planning permission LU/47/11, of which the development hereby permitted forms a part, shall be occupied until the completion and opening to public traffic of the improvements to A27/A284 Ford Road roundabout shown on drawing number *WYGLITTLEHAMPTON.1/41 Rev B* (or such other scheme of works substantially to the same effect, as may be approved in writing by the local planning authority (who shall consult with National Highways)).

Reason: To ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

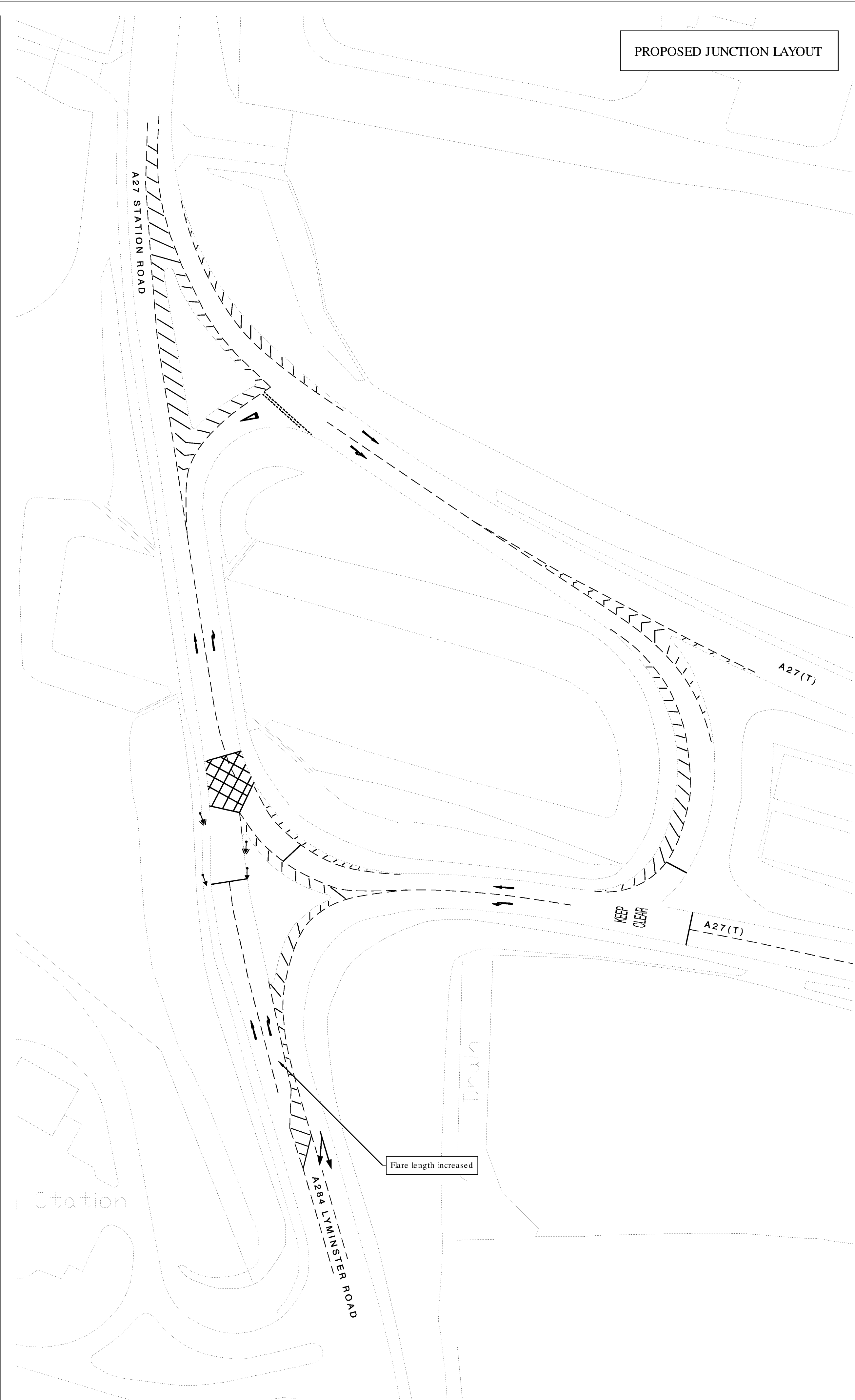
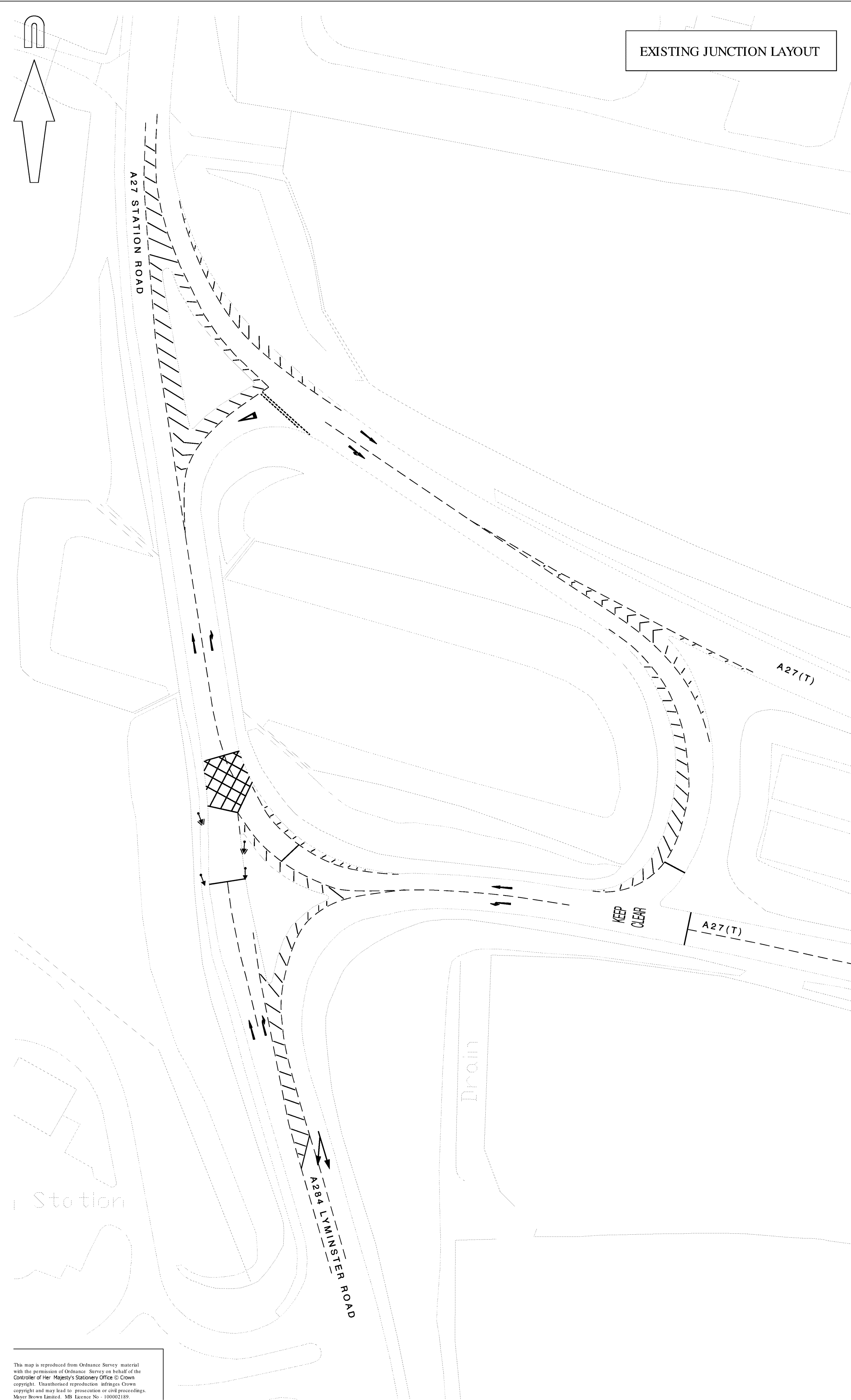
2. No more than 350 dwellings in the entirety of the consented North Littlehampton strategic development granted under planning permission LU/47/11, of which the development hereby permitted forms a part, shall be occupied until the completion and opening to public traffic of the improvements to A27/A284 Crossbush junction shown on drawing number *WYGLITTLEHAMPTON.1/42 Rev A* (or such other scheme of works substantially to the same effect, as may be approved in writing by the local planning authority (who shall consult with National Highways)).

Reason: To ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Informative

This development involves work to the public highway that can only be undertaken within the scope of a legal Agreement between the applicant and National Highways. Planning permission does not in itself permit these works. It is the applicant's responsibility to ensure that before commencement of any works to the public highway, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the Spatial Planning Team, National Highways, Bridge House, 1 Walnut Tree Close Guildford, Surrey GU1 4LZ. [REDACTED]

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.



A	Approach taper amended to 7.5m	MP	10/02/12
rev.	amendment	checked	date

m3

mayer brown

Mayer Brown Limited

Lion House

Oriental Road Woking Surrey GU22 8AR

client
WHITE YOUNG GREEN

project
LITTLEHAMPTON

scale
1:500@A1

drawn by
MP

checked by
BSL

date
NOVEMBER 2011

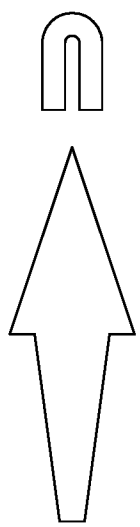
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title
CROSSBUSH JUNCTION
EXISTING AND PROPOSED LAYOUT

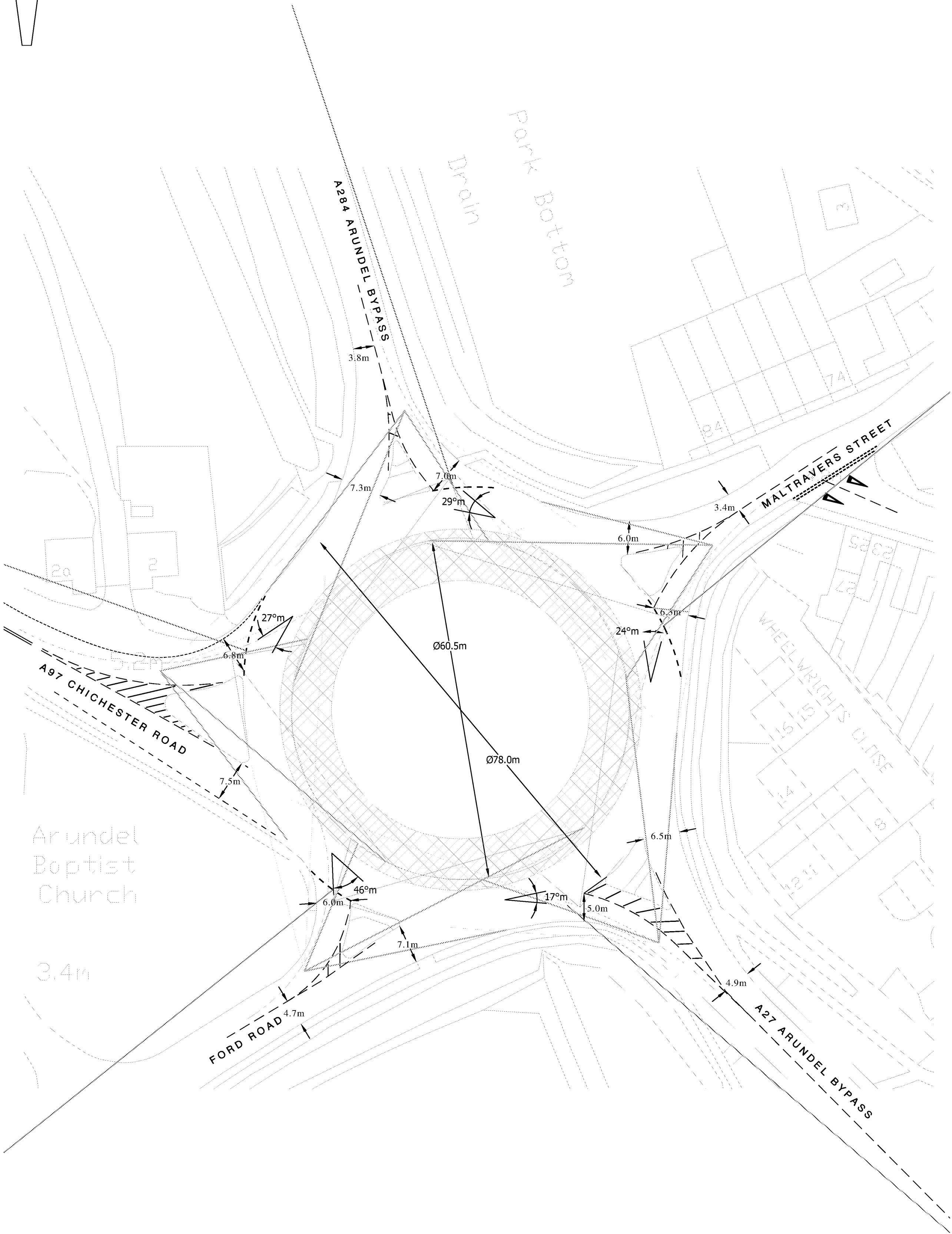
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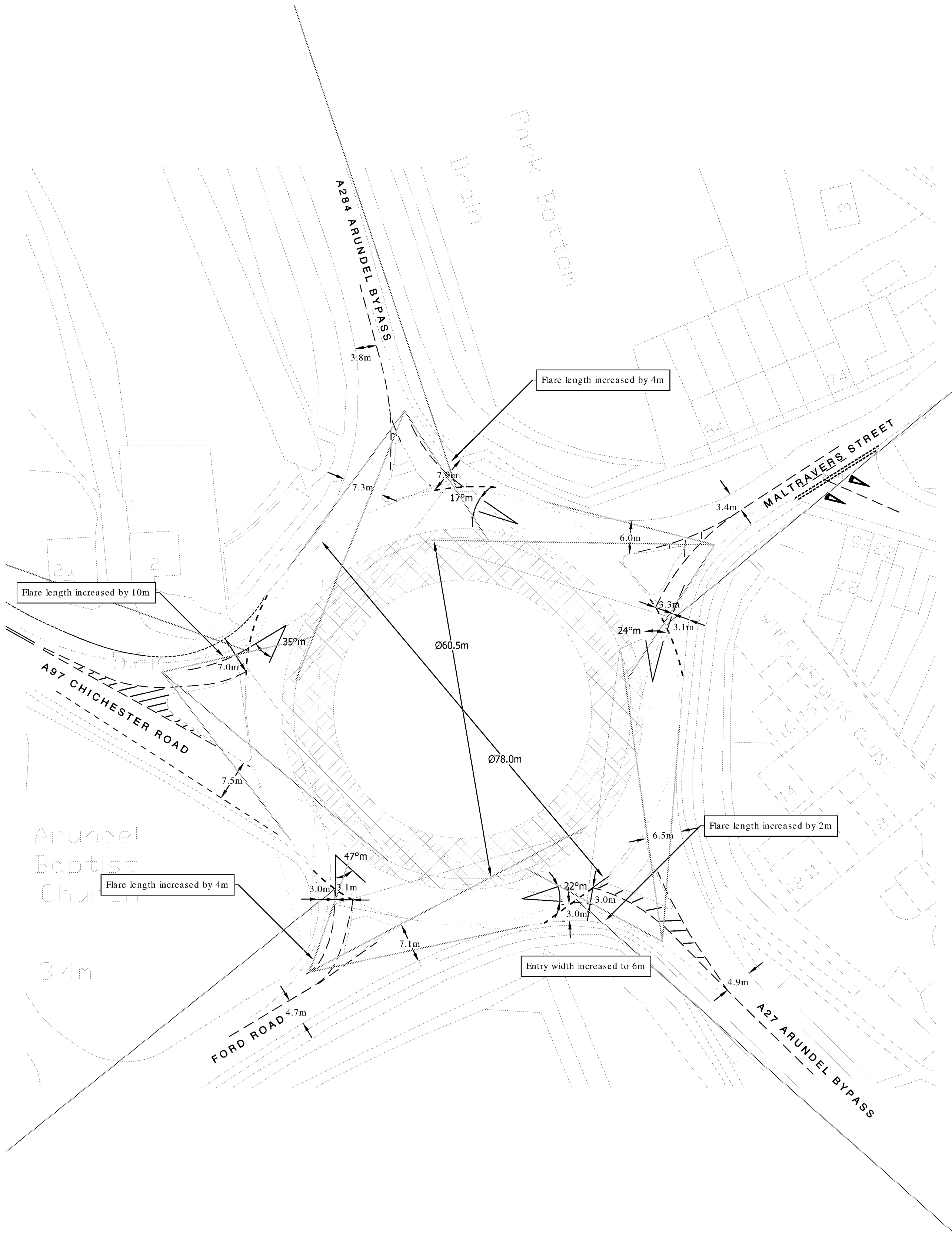
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EXISTING JUNCTION LAYOUT



PROPOSED JUNCTION LAYOUT



KEY

- EXISTING KERB LINE
- PROPOSED KERB/EDGING LINE
- FORWARD VISIBILITY SPLAY
- 15 x 40m FORWARD VISIBILITY AT ENTRY
- VISIBILITY TO RIGHT (15m x 40m)
- AREA OF CIRCULATORY VISIBILITY
- ENTRY PATH CURVATURE
- ENTRY ANGLE

B		Proposed circulatory markings removed following Stage 1 Safety Audit	MP	23/03/12
A		Two lane entry created on Maltravers Street and Ford Road	MP	10/02/12
rev.	amendment	checked	date	

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Oriental Road, Woking, Surrey GU22 8AR

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FORD ROUNDABOUT
EXISTING AND PROPOSED LAYOUT

drawing number
WYGLITTLEHAMPTON.1/41

rev.
B

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