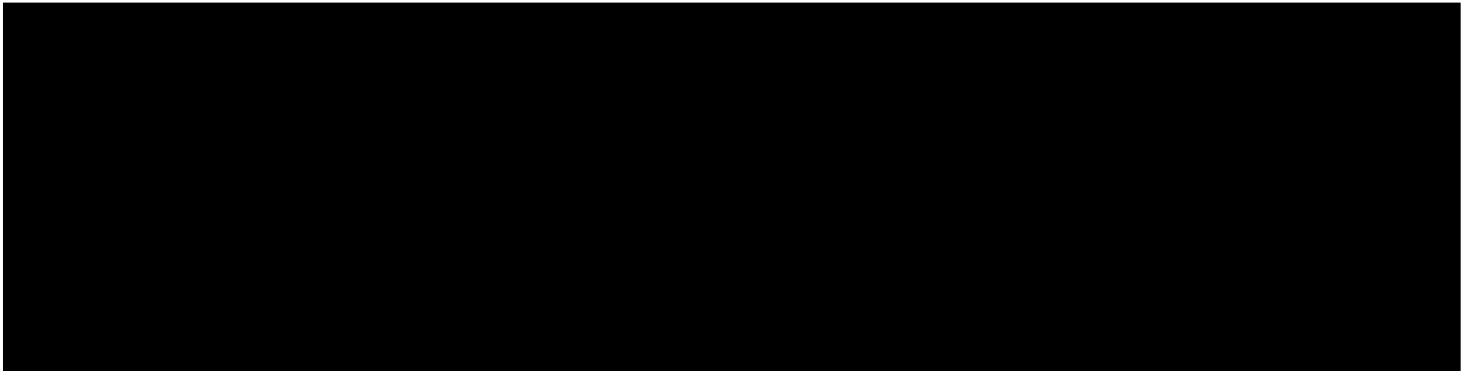
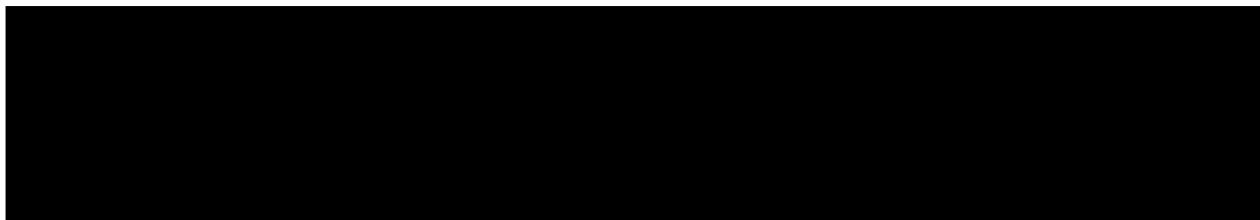




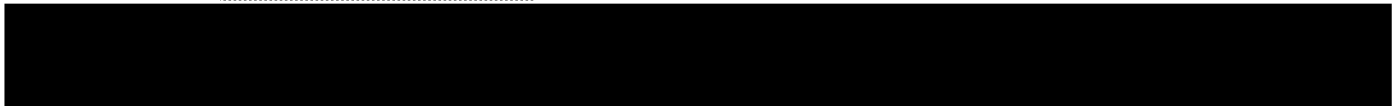
To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Bowie, David [REDACTED]
Sent: 15 September 2021 22:54
To: Simon Davis <Simon.Davis@arun.gov.uk>



Subject: P/117/21/PL - Sefter Farm, Pagham Road, Pagham, PO21 3PX - FAO Simon Davis

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:	Mr Simon Davis
Site:	Sefter Farm, Pagham Road, Pagham, PO21 3PX
Proposal:	Construction of a new packhouse including relocation of staff parking area and landscaping. This site may affect the setting of a listed building and is in CIL Zone 5 (Zero Rated) as other development

Your Reference:	P/117/21/PL
Highways England's Reference:	92427 /#14185

Dear Simon,

Thank you for your email of 25th August 2021 consulting Highways England regarding the above application, seeking a response by 23rd September 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. Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case the A27.

Having assessed the application, we note that there are a number of matters requiring further clarification or information in order for us to be able to assess the implications of the proposal on the Strategic Road Network.

Until such time as the requirements are fully met, Highways England will not be able to assess whether the proposals comply with national planning and transport policy set out in DfT C2/13 (especially paras 8 to 11) and MHCLG NPPF2021 (especially paras 110 to 113); and hence will not be able to provide our formal planning response.

Accordingly, please find attached our formal HEHR holding response which sets out our requirements.

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

Kind regards

David
David Bowie
Area 4 Spatial Planning Manager (Acting)

National Highways | 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.

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.

**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]

*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.



**Developments Affecting Trunk Roads and Special Roads
Highways England Planning Response (HEHR 2021)
Holding Recommendation in connection with an
Application for Planning Permission**

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

To: Arun District Council (FAO Case Officer Simon Davis)
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: P/117/21/PL

Location: Sefter Farm, Pagham Road, Pagham, PO21 3PX

Proposal: Construction of a new packhouse including relocation of staff parking area and landscaping. This site may affect the setting of a listed building and is in CIL Zone 5 (Zero Rated) as other development.

Highways England Reference: 92427 / #14185

Referring to the planning application referenced above (received 25/08/2021) in the vicinity of the A27 Chichester Bypass (which forms part of the Strategic Road Network), notice is hereby given that Highways England's formal recommendation is that we:

- a) recommend that planning permission not be granted for a specified period* (see Annex A – further assessment required)

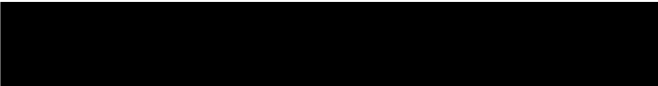
*The specified period is the time required for the applicant to meet the requirements set out in Annex A. Until such time as the requirements are fully met, Highways England will not be able to assess whether the proposals comply with national planning and transport policy set out in DfT C2/13 (especially paras 8 to 11) and MHCLG NPPF2021 (especially paras 110 to 113); and hence will not be able to provide our formal planning response.

If the Local Planning Authority wishes to determine the application ahead of this time, they must contact highways England and we will provide our assessment based on the evidence as it exists at that point.

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 HEHR 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.

Highways Act Section 175B (covering new access to the SRN) is not relevant to this application.¹

Signature: 	Date: 15 September 2021
Name: Kevin Bown	Position: Spatial Planning Manager
Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	
	

Annex A: Highways England Required Further Assessment

Highways England has carried out an assessment of application P/117/21/PL. The assessment has been sent to the Local Planning Authority to place on the application file; and copied to the applicant or their agent for their response.

We will work with all relevant parties until we have sufficient information to complete our assessment of the impact of the proposals (individually and/or in combination with other developments/ plans as appropriate) on the safety, reliability and/or operational efficiency of the Strategic Road Network (reflecting the C2/13 and NPPF test). Once we are able to complete our assessment, we will provide our formal recommendation to the Council and applicant. It may comprise:

- a) No Objection
- b) No Objection subject to the imposition of conditions or the entering into of a legal agreement
- c) Refusal

Based on the above, our assessment is as follows:

We require further information to be provided by the applicant on this application in order that an informed decision can be made in relation to the potential impacts of the development on the strategic road network. In particular, the following comments should be passed onto the applicant:

Traffic Impact on A27

The applicant needs to consider the potential worse case traffic generation from a B2/B8 unit falling within that land use classification.

The Transport Statement should reflect the net traffic generation for the development irrespective of the proposed use by the current occupier and demonstrate the impact of the proposal on the operation of the SRN.

Therefore, the applicant needs to provide updated, peak period traffic generation information using the latest version of TRICS; this will be required for review, including the corresponding trip distribution and assignment, and an assessment of the likely impacts on the SRN.

ACTION: Updated peak period trip generation information is required for review including the corresponding trip distribution and assignment, and an assessment of the likely impacts on the SRN.

Car Parking

The car park relocation requires the existing 219 spaces to be moved to the east of the new packhouse unit. While the TS states that there will be no increase to staff and no new trips forecasted, this has not been demonstrated given the proposal should be considered as a new B2/B8 unit. However, Arun District Council's parking standards dictate that one parking space is required per 100sqm. The development comprises

6,430sqm and, therefore, this equates to 64 spaces; land for which will be safeguarded to the south of the new parking area location.

If it is intended that the 64 spaces not be provided, a car parking accumulation study should be carried out to confirm that the 219 spaces can adequately accommodate the forecast traffic generation from the proposed land use without the need for the additional 64 spaces.

ACTION: A car parking accumulation exercise is required to be included in the revised Transport Statement

Additional Comments

Further, at the appropriate stage of the process we would anticipate the inclusion of planning conditions relating to the following:

- The submission of a Travel Plan to minimise single occupancy vehicular trips and encourage and promote sustainable travel on the basis that a suitable S106 Agreement to secure financial contribution towards accessibility improvements can be acquired;
- The submission and approval of a Construction Traffic Management Plan

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