

[REDACTED]

[REDACTED]

From: Bowie, David [REDACTED]
Sent: 02 December 2021 08:49
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Planning SE [REDACTED] Bown, Kevin [REDACTED]
Cleaver, Elizabeth [REDACTED] Spatial Planning
[REDACTED]
Subject: P/117/21/PL - Construction of a new packhouse including relocation of staff parking area and landscaping.
Sefter Farm, Pagham Road, Pagham, PO21 3

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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:	#15295

Dear Mr Simon,

Thank you for your email of 10th November 2021 consulting National Highways (formerly Highways England) regarding the above application, seeking a response by 1st December 2021.

Having assessed the submitted additional information, including the document 'Detailed Highways Response including supporting plans', we are satisfied that the proposals will not have a material or detrimental impact on the operation of the Strategic Road Network, subject to the inclusion of appropriate planning conditions.

Therefore, please find attached our formal NHPR response recommending planning conditions be attached to any permission which may be granted.

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.

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Highways England Company Limited | [REDACTED] | **National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF** |
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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



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

CC:



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

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

Proposal: Construction of 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.

National Highways Ref: #15295

Referring to the consultation on a planning application received 10/11/2021 referenced above, in the vicinity of the A27 Chichester Bypass 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: 01 December 2021
Name: Kevin Bown	Position: Spatial Planning Manager
National Highways:	
National Highways, Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	
[REDACTED]	

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.

This response represents our formal recommendations with regard the above referenced planning application and has been prepared by the National Highways South East Region Spatial Planning Team.

We require the following conditions to be attached to any consent that the Planning Authority is minded granting in respect of Application no. P/117/21/PL:

Condition: Construction Management Plan

1. No works (including site clearance and/or preparation) shall commence on the development hereby permitted until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with National Highways). The construction of the development shall be carried out in accordance with the approved Construction Management Plan unless otherwise agreed in writing by the Local Planning Authority (who shall consult with National Highways). In particular, but not limited to, we would wish to see the following information contained within the plan:

- the anticipated number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the network peak hours of 0800-0900 and 1700-1800 where practicable)
- the parking of vehicles by site operatives and visitors (which must not be within the highway boundary)
- the loading, unloading and storage of plant, materials and waste (which must not be within the highway boundary)
- the erection and maintenance of security hoarding or other appropriate security barriers
- measures to reduce dust, dirt and any other airborne contaminants and to reduce as far as reasonably possible these passing beyond the site boundaries, which shall include sheeted loads and dampening stockpiles
- measures to reduce dust and dirt being deposited on the highway, including wheel washing and sheeted loads.

Reason: To ensure that construction of the development does not result in avoidable congestion and disruption on the A27 Trunk Road, 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.

Condition: Travel Plan

2. No part of the development hereby permitted shall be occupied until Travel Plan(s) or Framework Travel Plan(s) covering the relevant parts of the development have been submitted to and agreed in writing by the local planning authority (who shall consult National Highways). Thereafter the approved Travel Plans / Framework Travel Plans shall be implemented unless otherwise agreed in writing by the local planning authority (who shall consult 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: The Travel Plans/Framework Travel Plans must include sufficient detail regarding how they will be implemented, and their effectiveness monitored. They should contain details of the mechanisms to be used to review the Plans and introduce amended and/or new actions to achieve the stated intentions, if monitoring suggests their intentions are not being achieved.

Informative:

It is noted that West Sussex County Council Highways have requested that the application seeks to safeguard a parcel of land within the site for a further 64 parking spaces, which would be permissible under Arun DC Parking Standards for B2/B8 land uses. The future provision of these spaces would imply an intensification of use outside of that associated with the packhouse proposals. Any future provision of these 64 parking spaces should require a further planning application in its own right, which should be supported by a full assessment of the impacts of additional vehicle journeys on the local and strategic road networks. This should be submitted to the local planning authority in consultation with National Highways.

In addition, as West Sussex County Council Highways are continuing to request the additional TRICS-based trip generation data from the applicant, when received this information should be passed to National Highways for review and further comment.

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.