

[REDACTED]

From: Bowie, David [REDACTED]
Sent: 19 April 2018 09:48
To: David Easton; Planning.Responses
Cc: Planning SE; Cleaver, Elizabeth; Franklin, Richard; [REDACTED] growthandplanning
Subject: P/140/16/OUT - Land South of Summer Lane & West of Pagham Road, Pagham, West Sussex, PO21 4NG

For the attention of: David Easton

Site: Land South of Summer Lane & West of Pagham Road, Pagham, West Sussex, PO21 4NG.

Development: Outline application for access only - mixed use development up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace, provision of land for a 1FE primary school, provision of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route & other community uses including public open space & allotments with some matters reserved. This application is a departure from the Development plan.

Planning Application No: P/140/16/OUT

Highways England Ref: HAMIS 76575

Dear David,

Thank you for your consultation of 6 January 2017 regarding the above application and for your kind assistance during the period of Highways England's liaison with the applicant on this application.

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.

Following our liaison with the applicant, we have now received confirmation that the applicant has agreed to contribute £340,000 towards the proposed mitigation improvements at the A27 Whyke Hill junction. As such, Highways England is now satisfied that the development proposals can be

achieved, subject to certain necessary s106 conditions, without detriment to the safe and efficient operation of the Strategic Road Network. Accordingly, I attach our formal final substantive response for your attention, which lifts our previous holding objection.

Should you have any questions regarding this response, please contact me.

Kind regards

David

David Bowie

Area 4 Spatial Planning Team

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

[REDACTED]

Web: <http://www.highways.gov.uk>

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Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Simon Jones (Divisional Director),
Network Delivery and Development
South East Region
Highways England.

To: Arun District Council (FAO: David Easton)
planning.responses@arun.gov.uk

CC:

Council's Reference: P/140/16/OUT

Location: Land South of Summer Lane & West of Pagham Road, Pagham, West Sussex,
PO21 4NG.

Proposal: Outline application for access only - mixed use development up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace, provision of land for a 1FE primary school, provision of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route & other community uses including public open space & allotments with some matters reserved. This application is a departure from the Development plan.

HEPR Ref: 76575

Referring to the notification of a planning application dated 6 January 2017 referenced above, in the vicinity of the A27 that forms part of the Strategic Road Network, notice is hereby given that Highways England's formal recommendation is that we:

a) offer no objection*

* On the basis that it has been agreed that Arun District Council will enter into a Section 106 Agreement under the Town and Country Planning Act 1990 with the applicant to the effect that Prior to the commencement of the development hereby permitted the applicant will enter into a s278 Highways Agreement with Highways England for a contribution of £340,000 towards the improvement of the A27 Whyke Hill junction as shown on RPS drawing JNY8840-19 Revision B "*Further improvements to the existing signalised scheme at the A27 Whyke Hill Junction*" dated 02/08/2017, (or such other scheme of works substantially to the same effect, as may be approved in

Highways England Planning Response (HEPR 16-01) January 2016

writing by the local planning authority (who shall consult with Highways England)) **PROVIDED THAT** it is agreed that it will be a term of the Highways Agreement that not more than 200 Dwelling Units will be Occupied until the Highways England Contribution has been paid to Highways England.

- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A — Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A — further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A — Reasons for recommending Refusal).~~

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

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 represents Highways England’s formal recommendation (prepared by the Area 4 Spatial Planning Team) and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority disagree with this recommendation they must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via [REDACTED]

Signature: [REDACTED]	Date: 18 April 2018
Name: Paul Harwood	Position: Regional Lead Spatial Planning
Highways England:	
Highways England, Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	
[REDACTED]	

¹ Where relevant, further information will be provided within Annex A.