

[REDACTED]

From: Cleaver, Elizabeth [REDACTED]
Sent: 10 February 2022 22:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Planning SE [REDACTED] Spatial Planning [REDACTED]
[REDACTED]
Subject: National Highways response: P/178/21/OUT, Land West of Pagham Road, Pagham

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For the attention of: Mr Simon Davis

Planning Application No: P/178/21/OUT

Site: Land West of Pagham Road, Pagham

Development: Outline application with all matters reserved (except access) for the construction of up to 106 new homes, formation of access onto Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure. This application is a Departure from the Development Plan and may affect the setting of a Listed Building.

National Highways' Ref: HAMIS 93644; Tracker #15763

Dear Mr Davis,

Thank you for your email of 12 January 2022 consulting National Highways (formerly known as Highways England) on the application referenced above and seeking a response by 10 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.

The development site is located in the vicinity of the strategic housing allocations at Pagham. The associated planning permissions are:

- P/6/17/OUT – Land North of Hook Lane
- P/140/16/OUT – Land South of Summer Lane & West of Pagham Road
- P/134/16/OUT – Land North of Sefter Road & 80 Rose Green Road
- P/25/17/OUT – Church Barton House

These strategic development sites were required to make a contribution of £850 per house (in 2016 prices) towards the proposed mitigation improvements at the A27 Whyke Hill junction. Therefore, provided that Arun District Council collects a contribution of £90,100 (106 x £850) (indexed from 2016 Quarter 1 prices) from this particular site towards mitigation of the A27 Whyke Hill junction, 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).

Accordingly, I attach our formal NHPR response offering No Objection on the basis that the Council collects this contribution towards A27 mitigation works.

Should the Council decide to determine the application not in accordance with National Highways' recommendation then, as directed within The Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, the Council will need to seek the approval of the Secretary of State before the application can be determined.

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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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



To: Arun District Council FAO Simon Davis
planning.responses@arun.gov.uk

CC:



Council's Reference: P/178/21/OUT

Location: Land West of Pagham Road, Pagham

Proposal: Outline application with all matters reserved (except access) for the construction of up to 106 new homes, formation of access onto Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure. This application is a Departure from the Development Plan and may affect the setting of a Listed Building.

National Highways Ref: HAMIS 93644

Referring to the consultation on a planning application dated 12 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);
** provided that Arun District Council collects an appropriate proportional contribution of £90,100 (indexed from 2016 prices) from this particular site towards mitigation of the A27 Whyke Hill junction.*
- ~~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: 10 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' 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 adopted Arun Local Plan 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.

The application site is located in close proximity to the strategic housing allocations at Pagham. The associated planning permissions are as follows:

- P/6/17/OUT – Land North of Hook Lane
- P/140/16/OUT – Land South of Summer Lane & West of Pagham Road
- P/134/16/OUT – Land North of Sefter Road & 80 Rose Green Road
- P/25/17/OUT – Church Barton House

These strategic development sites were required to make a contribution of £850 per house (in 2016 prices) towards the proposed mitigation improvements at the A27 Whyke Hill junction. Therefore, provided that Arun District Council collects a contribution of £90,100 (106 x £850) (indexed from 2016 Quarter 1 prices) from this particular site towards mitigation of the A27 Whyke Hill junction, National Highways 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).

If 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.