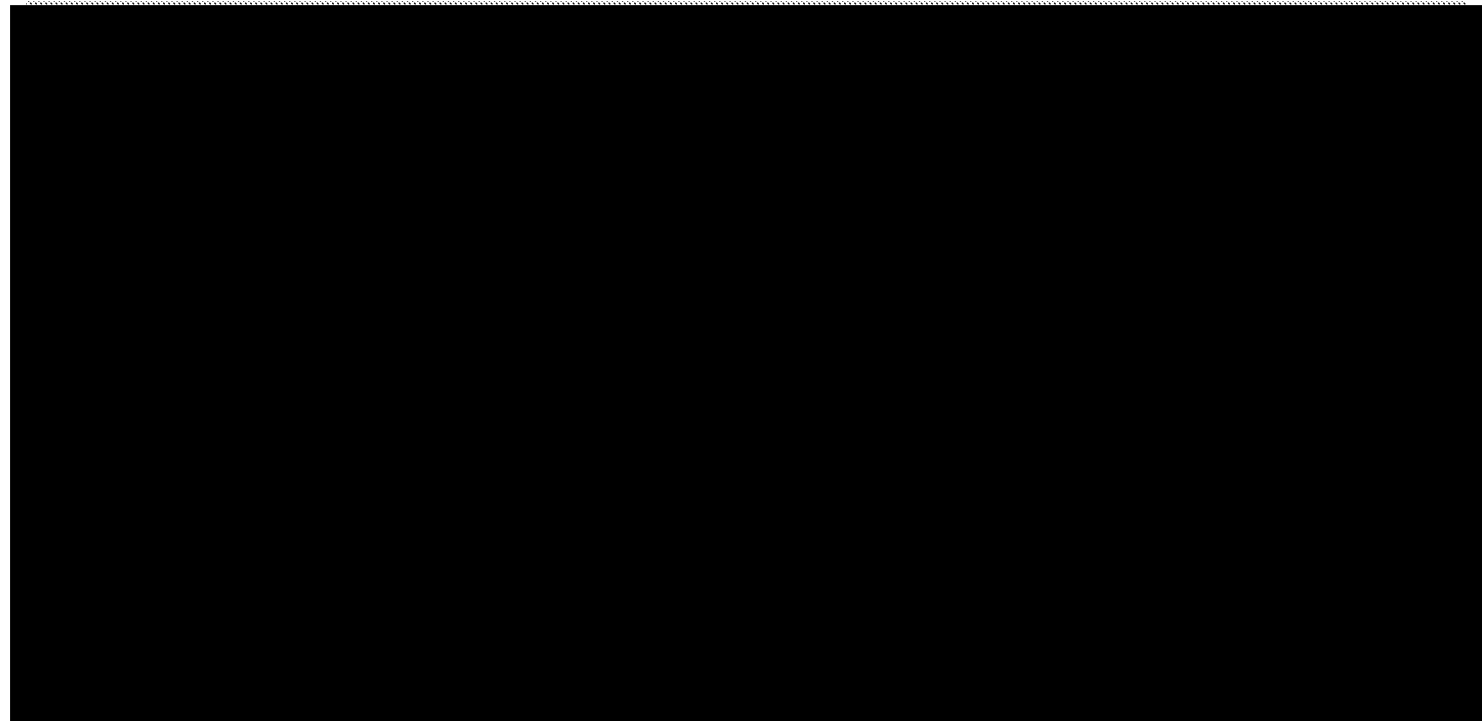




From: Bowie, David [REDACTED]

Sent: 14 March 2017 17:09

To: Richard Temple

[REDACTED]
Subject: RE: Sefter Farm, Pagham P/76/16/PL

Dear Richard,

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

Development: Construction of a building for the packaging, preparation & distribution of fresh foods with ancillary accommodation associated with the existing horticultural business, revisions to internal access road, car parking & hardstanding areas & landscaping & provision of a wetland. This application affects the setting of Listed Buildings.

Planning Application No: P/76/16/PL

Highways England Ref: 77148

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 is concerned with proposals that have the potential to impact the safe and efficient operation of the SRN. We only recommend conditions if a proposal, in our view, is not compliant with government policy or there is evidence to suggest that there is an increased risk to road safety from a proposal.

Whilst we are not in complete agreement with the consultants assessment of traffic impacts as a result of the proposed development, having undertaken our own analysis we are satisfied that the development is unlikely to have a detrimental effect on the efficiency and safe operation of the SRN. I attach our formal response for your records and thank you for consulting Highways England with regard to this application.

Kind regards

David

David Bowie

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

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

From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]

Sent: 02 March 2017 14:15

To: Bowie, David

Subject: RE: Sefter Farm, Pagham P/76/16/PL

Many thanks.

Richard

Richard Temple | Senior Planning Officer, Planning & Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

Visit Arun's web site at www.arun.gov.uk



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From: Bowie, David [REDACTED]
Sent: 02 March 2017 12:03
To: Richard Temple
Subject: RE: Sefter Farm, Pagham P/76/16/PL

Hi Richard,

Dead line noted and we'll do our best to respond as soon as possible. Our normal response period is 21 days from receipt of information but appreciate that you do not want to delay determination any further.

Kind regards

David

David Bowie

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

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

From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 02 March 2017 10:31
To: Bowie, David
Subject: RE: Sefter Farm, Pagham P/76/16/PL
Importance: High

Morning David B,

Further to David's email below, I consulted HE yesterday (1st March 2017).

Just to make you aware, we are looking to make a recommendation on this application by 17th March (the application is on its 4th Extension of Time). This is however, should ours & WSCC Legal Team & the Applicant's Solicitor be able to agree the S106 in time.

I await your comments.

Regards,

Richard Temple | Senior Planning Officer, Planning & Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre,
Maitravers Road, Littlehampton, BN17 5LF
Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

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From: David Innes
Sent: 02 March 2017 10:09
To: Bowie, David [REDACTED]
Cc: Richard Temple
Subject: FW: Pagham

David,

Further to our call yesterday, I have asked the case officer to consult you following the comments you made yesterday. The Barfoots application is P/76/16/PL.

If you can copy me in on your comments given that this may have implications for the Pagham resi applications.

Below are the comments from Tim Townsend.

If we need a meeting on highways after the submission of the cumulative TA with HE, WSCC and the highways engineers we can arrange that.

The various highways consultants are meeting this morning to discuss the cumulative TA and this is due to be submitted at the end of next week. We will re-consult on submission.

Regards

David

David Innes | Planning Consultant, Strategic Development, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton
Internal: 37776 | External: +44 (0) 1903 737776 | E-mail: David.Innes@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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From: Tim Townsend [REDACTED]
Sent: 27 February 2017 10:16
To: David Innes; Ian Gledhill
Subject: RE: Pagham

Dear David,

Thanks for your email. I've seen Ian's response to you about all other points raised. I shall simply respond to the Barfoots question about traffic impact.

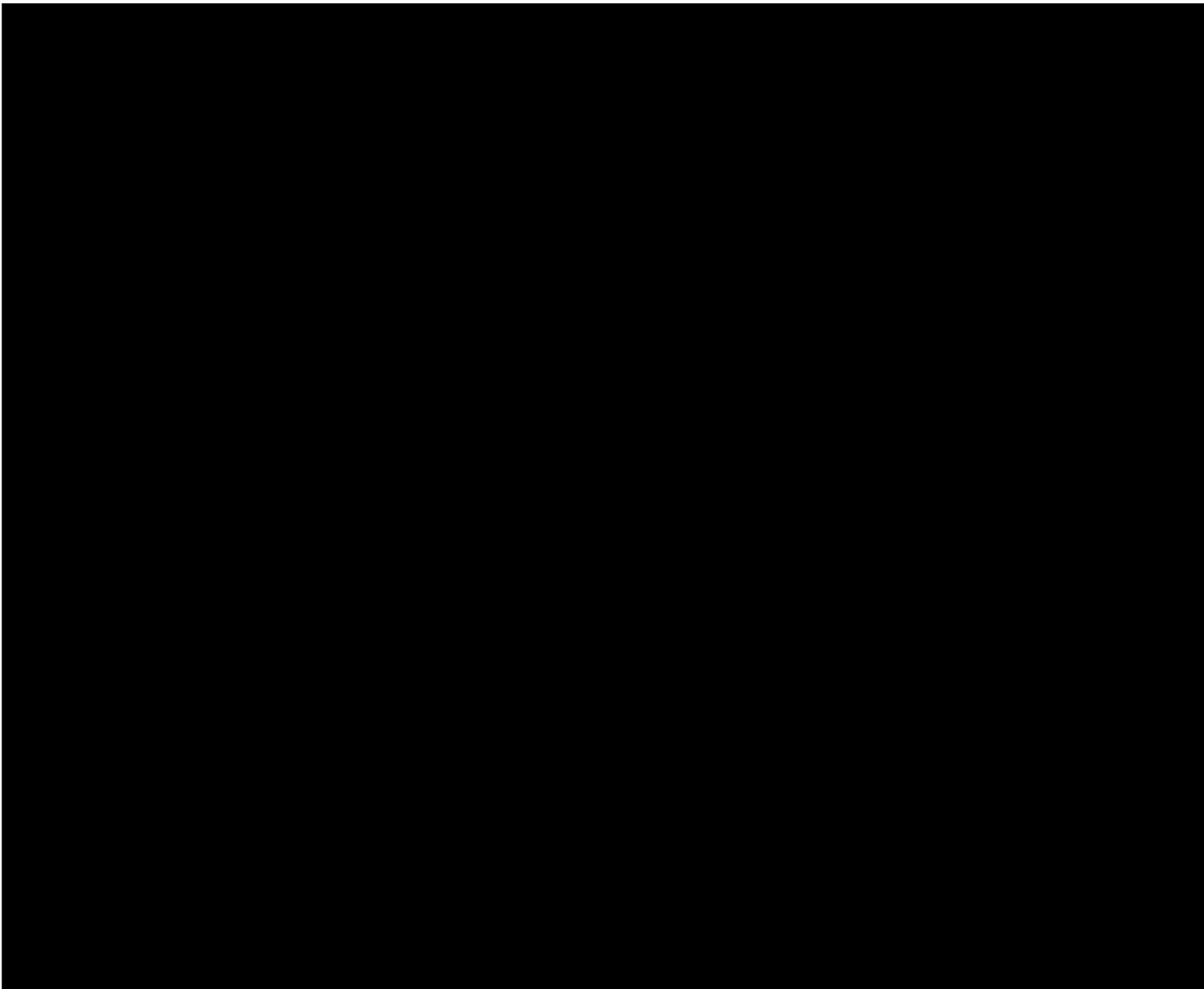
Based on my assessment of the application, the worst-case traffic impact brought-about by Barfoots application would be in the region of 237 additional two-way trips on a daily basis. This figure is for *all* vehicles and includes HGV trips. If car sharing and bus travel is maximised by employees, the best case could be as low as 70 two-way trips per-day. One should also bear in-mind that the bulk of those trips would be outside of peak periods, as Ian has already said.

As you know, any modelling for residential schemes will focus on peak-periods. Therefore, although we acknowledge impact of the Barfoots site, it would have little bearing on that required for the Pagham sites because of its off-peak impact. For that reason it wouldn't need to be factored-in to the cumulative assessment on this occasion.

Tim

Tim Townsend | Senior Planner, Planning Applications - Strategic Development, West Sussex
County Council

Location: Ground floor Northleigh, County Hall, Chichester, PO19 1RH



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<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.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 – Case Officer Mr R Temple
Richard.Temple@arun.gov.uk

CC:

Council's Reference: **P/76/16/PL**

Location: Sefter Farm Pagham Road Pagham PO21 3PX

Proposal: Construction of a building for the packaging, preparation & distribution of fresh foods with ancillary accommodation associated with the existing horticultural business, revisions to internal access road, car parking & hardstanding areas & landscaping & provision of a wetland. This application affects the setting of Listed Buildings.

Referring to the planning application referenced above, received by Highways England on 1 March 2017, 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 following Highways England's own traffic analysis we are satisfied that the proposals are unlikely to have a detrimental effect on the efficiency and safe operation of the Strategic Road Network.

~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~

~~e) 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 that requires consent to be obtained from the strategic highways company for the construction, formation or laying out of any access to or from a trunk road in England ~~is~~ / is not relevant to this application.¹

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.

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.

Should you disagree with this recommendation you must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

	Date: 14 March 2017
Name: Kevin Bown	Position: Spatial Planning Manager
Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	
	

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