

[REDACTED]

From: Cleaver, Elizabeth [REDACTED]
Sent: 06 May 2022 12:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>; David Easton <David.Easton@arun.gov.uk>

[REDACTED]

Subject: National Highways response: WA/127/21/OUT, Land West of Tye Lane, Walberton

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For the attention of: David Easton

Planning Application No: WA/127/21/OUT

Site: Land West of Tye Lane, Walberton

Proposal: Outline planning application with all matters reserved, other than means of access, for the construction of up to 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property (resubmission following WA/68/20/OUT). This application affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

National Highways Ref: HAMIS 93617

Dear Mr Easton

Further to our response of 4 February 2022 recommending that planning permission not be granted for a period of 3 months and setting out further information that we required in order to consider the impacts of the proposal upon the SRN, I attach our updated NHPR form which extends our holding recommendation to **5 August 2022**.

If you have any queries regarding this 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 David Easton

CC:

Council's Reference: WA/127/21/OUT

Location: Land West of Tye Lane, Walberton

Proposal: Outline planning application with all matters reserved, other than means of access, for the construction of up to 131 No dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property (resubmission following WA/68/20/OUT). This application affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan

National Highways' Ref: HAMIS 93617

Referring to the consultation on a planning application dated 10 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);~~
- ~~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 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: 6 May 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.

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.

Recommend that planning permission not be granted for a specified period:
Reasons

National Highways recommend that the application should not be approved until **5 August 2022**.

National Highways previously responded to this planning application on 4 February 2022 recommending that planning permission not be granted for a period of 3 months and setting out further information that we required in order to consider the impacts of the proposal upon the SRN.

The applicant has now provided the information requested, most recently sending us revised traffic modelling on 3 May 2022. We are in the process of reviewing this modelling to form a view on whether the proposed mitigation is sufficient to accommodate the additional traffic resulting from this proposal.

We recommend that the council refrain from determining this application for a further period of 3 months to allow time for us to review the modelling and agree appropriate mitigation with the applicant if necessary.

This Holding Recommendation can be amended, replaced or rescinded, depending on the progress of the applicant's responses and our assessment of them, at any point during the 3 month period.