

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: Kevin Bown [REDACTED]
Sent: 23 December 2022 18:55

Subject: National Highways response (our ref 92517) re application WA/80/21/OUT Land East of Yapton Lane Walberton

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

For attention of:	Mrs Anita Gardner
Site:	Land East of Yapton Lane Walberton BN18 0LJ
Proposal:	Outline application with all matters reserved (except access) for up to 75 No. dwellings. This application affects the setting of a listed building, affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.
Your Reference:	LPA Ref: WA/80/21/OUT PiNS Ref: APP/C3810/W/22/3299514
National Highways' Reference:	92517 #18134 #18440

Dear Mrs Gardner,

I refer to the above application, now at appeal.

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.

In the case of these proposals, our interests relate to the A27 in the vicinity of Walberton.

Having assessed the case, please find attached our formal recommendation (NHPR) of No Objection subject to the imposition of conditions on any permission granted by the Council or now at appeal.

You will note we have copied our response to the applicant's agents at AAH Planning and JNP.

If any party has any queries regarding our response, please contact us via

[REDACTED]

Regards

Kevin Bown BSc(Hons) MPhil CMS MRTPI Spatial (Town) Planning Manager

Spatial Planning Team, South East Region Operations Directorate

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

[REDACTED] (all calls to this number will also patch through to my mobile)

Web: www.nationalhighways.co.uk

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

National Highways Limited | General enquiries: [REDACTED] **National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF | <https://nationalhighways.co.uk> |**
[REDACTED]

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.



National Highways Planning Response (NHPR 22-12)
Formal Recommendation to an Application for Planning Permission

From: Regional Director
Operations Directorate
South East Region
National Highways

To: Arun District Council (FAO Mrs Anita Gardner)
planning.responses@arun.gov.uk

CC:

Council's Reference: WA/80/21/OUT

Location: Land East of Yapton Lane Walberton BN18 0LJ

Proposal: Outline application with all matters reserved (except access) for up to 75 No. dwellings. This application affects the setting of a listed building, affects the character & appearance of the Walberton Village Conservation Area & is a Departure from the Development Plan.

National Highways Ref: 92517 #18134 #18440

Referring to the consultation on a planning application dated 6 September 2021 referenced above, in the vicinity of the A27 near Walberton, Sussex 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)~~

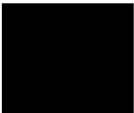
National Highways Planning Response (NHPR 22-12) December 2022

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.

The Local Planning Authority must also copy any consultation under the 2018 Direction to [REDACTED]

Signature:		Date: 23 December 2022
Name:	Position:	
National Highways, Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ		

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.

National Highways Recommendation

That conditions should be attached to any planning permission that may be granted

National Highways have assessed the application and the Council's decision notice (refusal) dated 6 December 2021. We have also taken account of documentation produced in connection with the appeal (PiNS Ref APP/C3810/W/22/3299514).

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

From the information on the reasons for refusal, it would only be reason 5 that would at the time would have applied to National Highways.

In terms of reason 5, we have come some way since then. We have worked with the applicant to agree the SRN related evidence base, and having done so, agreed that a scheme of works is required at the A27 Yapton Lane junction to mitigate the proposals.

In addition, to protect the SRN during the construction phase, a Construction Management Plan is required to be submitted and approved by the LPA in conjunction with us. The applicant's agent, Helen Wilkinson, has agreed the conditions on their behalf.

Therefore, we recommend that in order for the proposals to comply with national transport and planning policy set out in DfT C1/2022 and NPPF2021 with regards avoiding unacceptable impacts on the safety, reliability and/or operation of the SRN, any planning permission granted in connection with application WA/80/21/OUT should be subject to the following conditions:

Condition: No dwellings in the development hereby permitted shall be occupied until the completion and opening to the travelling public of the improvements to the A27 / Yapton Lane junction shown on drawing number ITB11324-GA-014 Revision C "*Proposed extension to A27 Yapton Lane right turn*" dated 30/8/2017 (or such other scheme of works substantially to the same effect, as may be approved in writing by the local planning authority (who shall consult with 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: This development involves work to the public highways that can only be undertaken within the scope of a legal Agreement between the applicant and National Highways. Planning permission in itself does not permit these works. It is the applicant's responsibility to ensure that before commencement of any works to the public highway, any necessary Agreements under the Highways Act 1980 are also obtained.

Advice on this matter can be obtained from the Spatial Planning Team, National Highways, Bridge House, 1 Walnut Tree Close, Guildford, Surrey, GU1 4LZ. National Highways switchboard: [REDACTED]

[REDACTED]

Condition: No works shall commence on the site hereby permitted (including site clearance or preparation) until the details of a Construction Management Plan have been submitted to and approved in writing by the local planning authority (who shall consult with National Highways). Thereafter the construction of the development shall

proceed in strict accordance with the approved Construction Management Plan 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 CMP shall include details (text, maps, and drawings as appropriate) of the scale, timing and mitigation of all construction related aspects of the development. It will include but is not limited to: site hours of operation; numbers, frequency, routing and type of vehicles visiting the site (including measures to limit delivery journeys on the SRN during highway peak hours such as the use vehicle booking systems etc); measures to ensure that HGV loads are adequately secured, travel plan and guided access/egress and parking arrangements for site workers, visitors and deliveries; plus sheeting of loose loads and wheel washing and other facilities to prevent dust, dirt, detritus etc from entering the public highway (and means to remove if it occurs).

Standing advice to the local planning authority

The Climate Change Committee's 2022 Report to Parliament notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 73 and 105 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 104 and 110 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.

Moreover, the build clever and build efficiently criteria as set out in clause 6.1.4 of PAS2080 promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption.

These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.