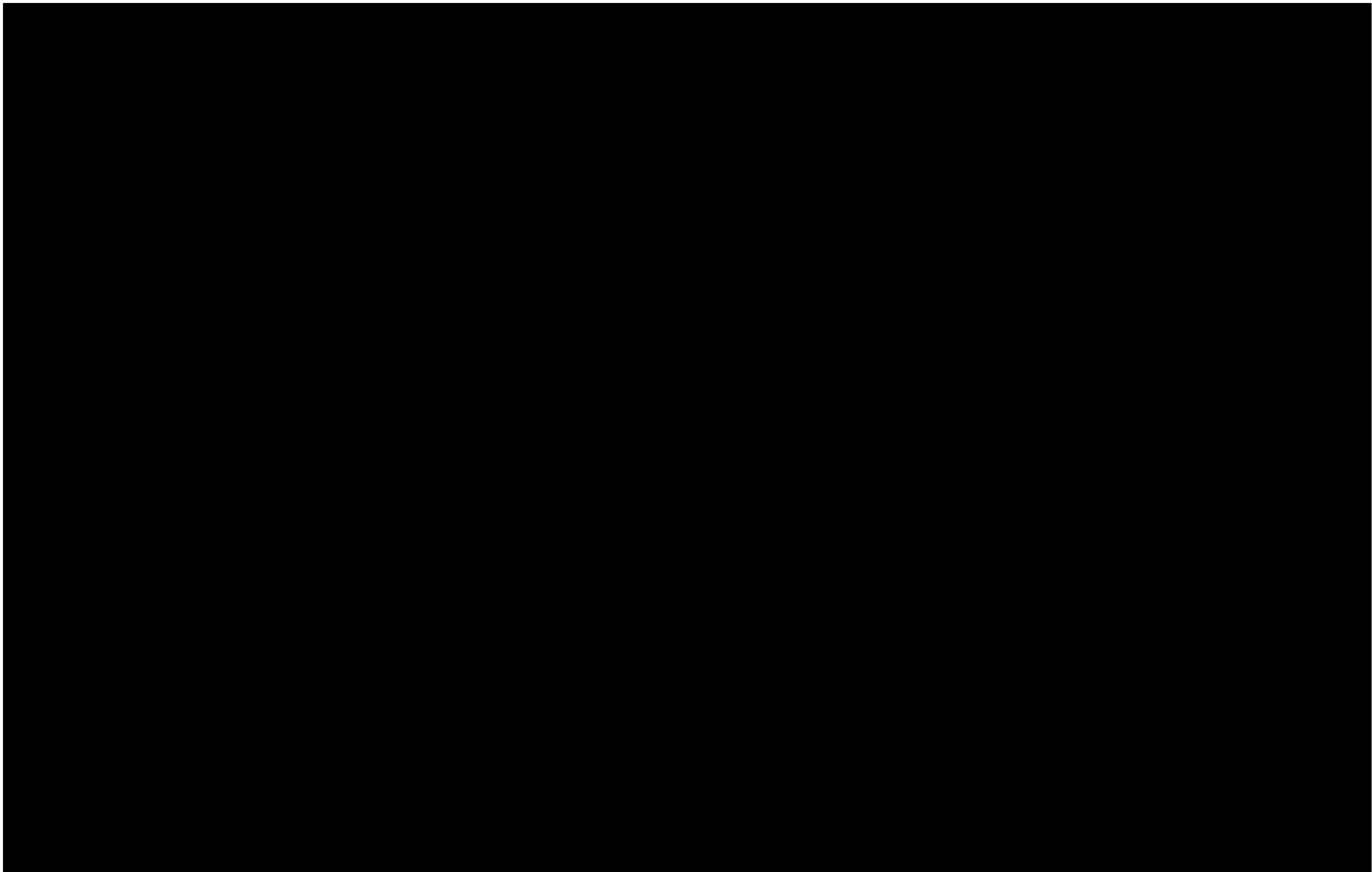




From: Cleaver, Elizabeth [REDACTED]
Sent: 18 February 2022 23:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Planning SE [REDACTED] Spatial Planning [REDACTED]
Subject: National Highways response: Y/3/22/OUT, Land West of Bilsham Road, Yapton

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For attention of:	Mr Simon Davis
Site:	Land West of Bilsham Road, Yapton
Proposal:	Hybrid Application comprising of: Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved) and Full application for Phase 1 for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works. This application is a Departure from the Development Plan and is in CIL Zone and is CIL Liable as new dwellings.
Planning Application Ref:	Y/3/22/OUT

National Highways Ref:	HAMIS 93768; Tracker #15874
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Dear Mr Davis,

Thank you for your email of 24 January 2022 consulting National Highways (formerly known as Highways England) on the application referenced above and seeking a response by 24 February 2022.

Having reviewed the application, we require further information in order to assess the implications of the proposal on the strategic road network. Until such time as sufficient information has been provided to enable us to obtain a clear view of the impact of this proposed development on the SRN, our formal recommendation is that your Council should not determine this application (other than a refusal) because of the potential for harm to the strategic road network.

Accordingly, I attach our NHPR response recommending that planning permission should not be granted for a period of 3 months, expiring on **18 May 2022**. This is to allow time for the applicant to provide the further information set out in the attached NHPR. This recommendation can be replaced, renewed, or reviewed during the three-month period, or at its end, dependent on progress made with regard to the required further assessments.

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

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National Highways Planning Response (NHPR 21-09)
Formal Recommendation to an Application for Planning Permission

From: Nicola Bell (Regional Director)
Operations Directorate
South East Region
National Highways



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

CC:



Council's Reference: Y/3/22/OUT

Location: Land West of Bilsham Road, Yapton

Proposal: Hybrid Application comprising of: Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved) and Full application for Phase 1 for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works. This application is a Departure from the Development Plan and is in CIL Zone and is CIL Liable as new dwellings.

National Highways Ref: HAMIS 93768

Referring to the consultation on a planning application dated 24 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

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: [REDACTED]	Date: 18 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.

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

National Highways recommends that planning permission is not granted for a period of three months expiring **18 May 2022**.

We require further information to be provided by the applicant on this application in order that an informed decision can be made in relation to the potential impacts of the proposed development on the strategic road network. In particular, we have the following comments and actions for the applicant:

Pre-Application Discussions

The applicant did not engage with National Highways in any pre-application discussions prior to submission of the application.

Transport Assessment

The following comments relate to the Transport Assessment (TA), dated 4 January 2022 as Revision C, submitted in support of the planning application.

Trip Generation, Distribution and Assignment

The trip generation, distribution and assignment methodology outlined in the TA is acceptable.

Impact on SRN

There is an existing safety concern at the A27 right turn lane of the A27/Yapton Lane junction of queues extending back onto the live carriageway. The impact of the proposed development on this junction therefore needs to be fully assessed and mitigated as necessary.

Personal Injury Collision Analysis

A detailed five-year Personal Injury Collision analysis needs to be undertaken for the A27/Yapton Lane junction.

ACTION: Personal Injury Collision analysis is required for the A27 Yapton Lane junction

Detailed Junction Modelling

Detailed modelling of the A27/Yapton Lane junction is required. We recommend agreeing the scope of these assessments with us to avoid any abortive work.

Base Model

All survey data and independent observed data used in the base year calibration and validation should be provided for review together with all electronic model files.

ACTION: Calibrated and Validated base model to be provided for review to ensure that it is a fair representation of typical junction operating conditions during morning and evening peak hours.

Assessment Years

As a minimum, the detailed junction assessments should include the following scenarios:

- Opening Year + Permitted development
- Opening Year + Permitted + Proposed development
- Review Period + Permitted + Local Plan development
- Review Period + Permitted + Local Plan + Proposed development

Opening Year is the date at which the development first becomes available for occupation, unless agreed otherwise, but assuming the full development quantum.

The Review Period is defined as ten years after the date of registration of a planning application or the end of the relevant Local Plan whichever is the greater.

ACTION: Detailed junction assessments of A27/Yapton Lane junction, in line with guidance set out in DfT Circular 02/2013 to be provided for review.

Committed Development

The committed development to be included within these assessments will need to be confirmed, in writing, by Arun District Council.

ACTION: Obtain a full up to date list of committed developments from Arun District Council and submit to us for review.

Growth Factors

We require growth factors for opening and review years to be agreed with us prior to any assessments.

ACTION: Applicant to provide full details of all growth factor calculations for all assessment years.

Mitigation Scheme

There is an agreed mitigation scheme for the A27/Yapton Lane junction, as shown on drawing number ITB11324-GA-014 Revision C. The results of the detailed junction modelling will inform our decision on whether any further mitigation is required.

Conclusion

Our current position is that the impact of the proposed development on the SRN is not agreed. This response details the steps that need to be taken in order to resolve this issue.

For the reasons set out above, we recommend that planning permission not be granted for a period of three months from the date of this response to allow the applicant to resolve the outstanding matters.

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.