

[REDACTED]

[REDACTED]

From: Bowie, David [REDACTED]
Sent: 17 June 2021 21:28
To: Simon Davis <Simon.Davis@arun.gov.uk>

[REDACTED]

Subject: Y/71/21/OUT - Land At Little Meadow And East Of Bilsham Road Yapton BN18 0JY FAO Simon Davis

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For attention of:	Simon Davis
Site:	Land At Little Meadow And East Of Bilsham Road Yapton BN18 0JY
Proposal:	Outline application with access for up to 73 No. new dwellings (but retaining Oak Trees & Little Meadow dwellings), 405 sqm of new light industrial buildings as part of an enlarged employment site & Public Open Space. The existing junction of Grevatts Lane West & Bilsham Road will be closed & Grevatts Lane West diverted to a new access point to the South. This application may affect the setting of Grade II Listed Buildings & is a Departure from the Development Plan.
Your Reference:	Y/71/21/OUT
Highways England's Reference:	91510 #13434

Dear Simon,

Thank you for your email of 28 May 2021 consulting Highways England regarding the above application; seeking a response by 1 July 2021.

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. We will be therefore be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in particular the A27.

We have reviewed the application and note that the proposed development consists of 73 dwellings and 405 sqm of new light industrial buildings. The Transport Statement submitted in support of the application contains insufficient detail regarding proposed development trip distribution and assignment and therefore it is not possible to determine the impact of the proposed development on the SRN from the documents provided.

Notwithstanding the inadequacy of the applicants submitted Transport Statement, the Arun Local Plan is now adopted and 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.

In view of its close proximity to the Ford strategic development site, a proportional contribution in line with this site is deemed appropriate. Reference to the Enterprise Bognor Regis Transport Review 2017 report shows that the Ford development is due to contribute £300,450.00 for the 1,500 homes, equating to £200.30 per house.

Therefore, provided Arun District Council collects a contribution of £14,621.90 (73 x £200.30) from this particular site towards further mitigation of the A27 junctions in Arun, Highways England will 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 particularly paragraph 109). Our formal HEPR response of No Objection is attached.

If you or others have any questions regarding our response, please contact us at

[REDACTED]
Kind regards

David
David Bowie
Area 4 Spatial Planning Manager (Acting)
[REDACTED]

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

Web: <http://www.highwaysengland.co.uk>

Please note that for the foreseeable future we are all working from home. All meetings will be via telephone, Skype or similar. We will continue to seek to work to our statutory and other deadlines. In case of IT or other issues, as a precaution, please copy all emails to [REDACTED]. Thank you.

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Highways England Company Limited | General enquiries: [REDACTED] **National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |**
<https://www.gov.uk/government/organisations/highways-england> [REDACTED]

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Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 20-07)

Formal Recommendation to an Application for Planning Permission

From: Nicola Bell (Regional Director, South East)
Operations Directorate
South East Region
Highways England
[REDACTED]

To: Arun District Council – (FAO Case Officer Simon Davis)
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: Y/71/21/OUT

Location: Land At Little Meadow And East Of Bilsham Road Yapton BN18 0JY

Proposal: Outline application with access for up to 73 No. new dwellings (but retaining Oak Trees & Little Meadow dwellings), 405 sqm of new light industrial buildings as part of an enlarged employment site & Public Open Space. The existing junction of Grevatts Lane West & Bilsham Road will be closed & Grevatts Lane West diverted to a new access point to the South. This application may affect the setting of Grade II Listed Buildings & is a Departure from the Development Plan.

Highways England Ref: 91510 #13434

Referring to the notification of a planning application dated 28 May 2021 referenced above, 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*;
**provided that Arun District Council collects an appropriate proportional contribution of £14,621.90 from this particular site towards further mitigation of the A27 junctions in Arun as this development is a Departure from the Development Plan.*
- b) ~~recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~

Highways England Planning Response (HEPR 20-07) June 2021

- ~~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 is not relevant to this application.¹

HIGHWAYS ENGLAND (“we”) have 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 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.

This represents Highways England’s formal recommendation (prepared by the Area 4 Spatial Planning Team) and is made available to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority disagree with any recommendation made under b), c) or d) above, the application must not be determined before they have:

- i) informed Highways England; and
- ii) consulted the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via



Signature: 	Date: 17 June 2021
Name: Kevin Bown	
Position: Spatial Planning Manager	
Highways England:	
Highways England, Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	
	

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