



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

From: Nicola Bell (Regional Director, South East)
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To: Wealden District Council - FAO Case Officer - Mrs C Turner
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CC: transportplanning@dft.gov.uk
spatialplanning@highwaysengland.co.uk

Council's Reference: WD/2021/0594/MEA

Location: HINDSLAND, EASTBOURNE ROAD, LOWER WILLINGDON, BN20 9NU

Proposal: OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS (EXCLUDING INTERNAL ESTATE ROADS BEYOND THE ACCESS TO SERVE THE MEDICAL CENTRE PLOT) FOR DEMOLITION OF EXISTING VACANT DWELLING AND ERECTION OF UP TO 180 NO. DWELLINGS AND MEDICAL CENTRE TOGETHER WITH ALL PARKING, SERVICING AND ON-SITE OPEN SPACE.

National Highways Ref: 92321 / #14967

Referring to the consultation on a planning application dated 7 April 2021 referenced above, in the vicinity of the A27 at Wealden, East 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)~~

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 transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

Signature:		Date: 15 February 2022
Name: Kevin Bown		
Position: Spatial Planning Manager		
National Highways Bridge House 1 Walnut Tree Close Guildford GU1 4LZ		

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.

This response represents our formal recommendations with regard the above referenced planning application and has been prepared by the National Highways South East Region Spatial Planning Team.

We require the following conditions to be attached to any consent that the Planning Authority is minded granting in respect of Application no. WD/2021/0594/MEA:

Condition: Strategic Road Network Mitigation

1. Prior to 91 occupancies within the development hereby permitted, the highway improvements to the A27 Cophall roundabout shall be constructed and opened to traffic in accordance with Intermodal Transportation Ltd.'s drawing No. IT432/SK/13 "*POSSIBLE CAPACITY IMPROVEMENT ON COPHALL RBT*" or other such scheme of works to substantially similar effect as approved by the Local Planning Authority (who shall consult National Highways).

Reason: To ensure that the A27 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.

Condition: Construction Management Plan

2. No works (including site clearance and/or preparation) shall commence on the development hereby permitted until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with National Highways). The construction of the development shall be carried out in accordance with the approved Construction Management Plan unless otherwise agreed in writing by the Local Planning Authority (who shall consult with National Highways). In particular, but not limited to, we would wish to see the following information contained within the plan:

- the anticipated number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the network peak hours of 0800-0900 and 1700-1800 where practicable)
- the parking of vehicles by site operatives and visitors (which must not be within the highway boundary)

- the loading, unloading and storage of plant, materials and waste (which must not be within the highway boundary)
- the erection and maintenance of security hoarding or other appropriate security barriers
- measures to reduce dust, dirt and any other airborne contaminants and to reduce as far as reasonably possible these passing beyond the site boundaries, which shall include sheeted loads and dampening stockpiles
- measures to reduce dust and dirt being deposited on the highway, including wheel washing and sheeted loads

Reason: To ensure that construction of the development does not result in avoidable congestion and disruption on the A27 Trunk Road, 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.

Condition: Travel Plan

3. No part of the development hereby permitted shall be occupied until Travel Plan(s) or Framework Travel Plan(s) covering the relevant parts of the development have been submitted to and agreed in writing by the local planning authority (who shall consult National Highways). Thereafter the approved Travel Plans / Framework Travel Plans shall be implemented 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 Travel Plans/Framework Travel Plans must include sufficient detail regarding how they will be implemented, and their effectiveness monitored. They should contain details of the mechanisms to be used to review the Plans and introduce amended and/or new actions to achieve the stated intentions, if monitoring suggests their intentions are not being achieved.

Informative:

1. Works affecting the Public Highway

Section 175(b) of the Highways Act 1980 (as inserted via The Infrastructure Act 2015) requires those proposing works affecting the public highway to enter into an agreement with the Strategic Highway Authority (National Highways). This development involves work to the public highway that can only be undertaken within the scope of a legal Agreement (s278) between the applicant and National Highways.

Planning permission in itself does not permit these works. The works proposed to the public highway as part of this planning application (contained in conditions 1 & 2) will need to be completed in full and be maintained through the requisite defects period prior to formal adoption by National Highways.

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 Tel 0300 470 1370
Email: planningse@highwaysengland.co.uk.