

Houghton, Michelle

From: Blake, Patrick <Patrick.Blake@highwaysengland.co.uk>
Sent: 15 February 2022 13:50
To: Havant Planning and Development Mailbox New
Cc: Planning SE; transportplanning@dft.gov.uk; Spatial Planning; Colclough, Joseph; Ginn, Beata; Doyle, Simon/LON; Tarbuck, Tom
Subject: 93774 APP/21/01434 at Rook Farm, Hayling Island - Holding Response
Attachments: 150222 Holding NHPR APP-21-01434_150222.pdf

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For the attention of: David Eaves, Havant Borough Council

Planning Application: APP/21/01434

Site: Rook Farm, land off St Marys Road, Hayling Island

Proposal: Outline application for development of up to 300 dwellings (including affordable housing). The proposal includes provision for structural planting and landscaping; informal public open space; children's play areas; sustainable drainage system (SuDS); a new vehicular access from St Mary's Road; and associated ancillary works. All matters reserved except for means of vehicular access. Accompanied by an Environmental Statement.

Our Reference: 93774

Dear David,

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 this development proposal, our interest is in the A27, in particular the A27/Langstone Road/Park Road South junction.

A Transport Assessment (TA) has been provided detailing the proposed trip generation and the results of several microsimulation model runs carried out by the applicant. The use of the Hayling Island microsimulation model as a means of assessing this site was requested by the Local Planning Authority. The map of the modelled area shows that the on-slips and off-slips for the A27 have all been modelled as part of the Hayling Island microsimulation model. However, there is no assessment of the proposed development's impact upon the A27. None of the journey time route assessments cover the A27 and distribution and number of trips to/from the A27 is not provided.

We would like to see results from these modelling runs showing distribution and trip numbers to and from the A27 on all arms of the A27/Langstone Road/Park Road South junction. This should include trip numbers for scenarios both with and without the proposed development. The assessment should seek to identify the impact at the A27 Interchange. We require a year of opening with all development traffic assessment to be undertaken, as per DfT Circular 02/13. The trip generation of this proposal is reasonably significant with approximately 150 trips in both the

AM and PM peak. Without knowing how many of these trips will affect the A27, we are unable to determine this developments impact upon the SRN.

National Highways recommends that the Local Planning Authority does not grant planning permission for this application (Ref: APP/21/01434) for a period of 56 days (until 12th April 2022) from the date of this recommendation to enable further assessment to be undertaken.

Please find attached our formal NHPR response.

Regards

Patrick Blake, Area 3 Spatial Planning Manager

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National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF | <https://nationalhighways.co.uk> | info@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)
Operations Directorate
Southeast Region
National Highways
PlanningSE@highwaysengland.co.uk

To: David Eaves, Havant Borough Council

CC: transportplanning@dft.gov.uk
spatialplanning@highwaysengland.co.uk

Council's Reference: APP/21/01434

Location: Rook Farm, land off St Marys Road, Hayling Island

Proposal: Outline application for development of up to 300 dwellings (including affordable housing). The proposal includes provision for structural planting and landscaping; informal public open space; children's play areas; sustainable drainage system (SuDS); a new vehicular access from St Mary's Road; and associated ancillary works. All matters reserved except for means of vehicular access. Accompanied by an Environmental Statement.

National Highways Ref: 93774

Referring to the consultation 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:

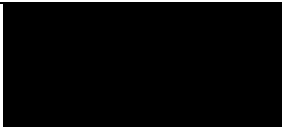
- ~~a) offer no objection~~
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~
- c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);**

~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is 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: 15/02/2022
Name: Patrick Blake		
Position: Area 3 Spatial Planning Manager National Highways planningSE@highwaysengland.co.uk		
National Highways Bridge House, 1 Walnut Tree Close, Guildford, Surrey, GU1 4LZ Patrick.Blake@highwaysengland.co.uk		

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

Annex A **National Highway's 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.

In the case of this development proposal, our interest is in the A27, in particular the A27/Langstone Road/Park Road South junction.

Statement of Reasons

A Transport Assessment (TA) has been provided detailing the proposed trip generation and the results of several microsimulation model runs carried out by the applicant. The use of the Hayling Island microsimulation model as a means of assessing this site was requested by the Local Planning Authority. The map of the modelled area shows that the on-slips and off-slips for the A27 have all been modelled as part of the Hayling Island microsimulation model. However, there is no assessment of the proposed development's impact upon the A27. None of the journey time route assessments cover the A27 and distribution and number of trips to/from the A27 is not provided.

We would like to see results from these modelling runs showing distribution and trip numbers to and from the A27 on all arms of the A27/Langstone Road/Park Road South junction. This should include trip numbers for scenarios both with and without the proposed development. The assessment should seek to identify the impact at the A27 Interchange. We require a year of opening with all development traffic assessment to be undertaken, as per DfT Circular 02/13. The trip generation of this proposal is reasonably significant with approximately 150 trips in both the AM and PM peak. Without knowing how many of these trips will affect the A27, we are unable to determine this developments impact upon the SRN.

Recommendation

National Highways recommends that the Local Planning Authority does not grant planning permission for this application (Ref: APP/21/01434) for a period of 56 days (until 12th April 2022) from the date of this recommendation to enable further assessment to be undertaken.

Reason: To allow National Highways to understand the impact of the development on the safe and efficient operation of the Strategic Road Network and provide the Local Planning Authority with fully informed advice.