

Matthew Burle

From: Bowie, David [REDACTED]
Sent: 27 May 2021 21:02
To: Valerie Dobson
Cc: Planning SE; Bown, Kevin; Cleaver, Elizabeth; Franklin, Richard; JONES Derek; Neighbourhood Planning; Southbourne Parish Council
Subject: Publication of the Southbourne Parish Neighbourhood Plan Review 2019-2037
FAO Valerie Dobson

For attention of:	Valerie Dobson
Site:	Southbourne
Proposal:	Publication of the Southbourne Parish Neighbourhood Plan Review 2019-2037 . The Neighbourhood Planning (General) Regulations 2012 (Regulation 16)
Your Reference:	Not Supplied
Highways England's Reference:	#10346

Dear Valerie,

PUBLICATION OF THE SOUTHBOURNE PARISH NEIGHBOURHOOD PLAN REVIEW 2019-2037
The Neighbourhood Planning (General) Regulations 2012 (Regulation 16)

Thank you for forwarding me details of the above Draft Neighborhood Development Plan (NDP) received on 08 April 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.

The strategic road network in the vicinity of the Neighborhood Development Plan area consists of the A27 between Chichester and Havant.

As the parish of Southbourne is within the Chichester District area, the NDP must be consistent with the policies set out within the Chichester District Local Plan. An adopted Chichester Local Plan is in place, setting the strategy for growth within Southbourne Village between 2014 and 2029. However, a new plan covering the period up to 2037 will emerge in the near future. We acknowledge that the NDP Review 2019 -2037 has been informed by the emerging Chichester Local Plan Review.

The adopted Chichester Local Plan mentions a total of 350 allocated dwellings, which at the current moment are either completed or under completion, consequently not necessitating further consideration.

The emerging Chichester Local Plan also mentions a total of 1250 dwellings to be delivered within Southbourne, including 199 dwellings, for which an initial planning application had been rejected but which now has consent following a successful appeal.

The NDP Review allocates, within Policy SB2, land east of Southbourne village, for a residential mixed use scheme, of at least 1,250 homes, bringing the NDP in line with the emerging Chichester Local Plan.

Highways England has previously seen and responded to the Southbourne Parish Neighbourhood Plan Review - Pre-Submission Plan (Regulation 14), in October 2020. In this previous response we were raising the point that the original SRN mitigation proposals supporting the emerging Chichester Local Plan Review 2035 have recently changed, and we were still in the process of determining the likely form of junction mitigation at the westernmost junctions of the A27 Chichester Bypass. Currently, there is no formal agreement reached in regard to this aspect and we notice that the NDP did not address this previously raised issue. Consequently, we reiterate that, as the Land East of Southbourne Village development would directly impact the above mentioned junctions, contributions will be required towards the final agreed A27 Bypass junction schemes and potentially mitigations required at the A27 Warblington junction.

Furthermore, if the planning application will be received prior to any agreement being reached, the development will need to mitigate any generated impacts on the A27, considering both the agreed strategic allocations in the current adopted Chichester Local Plan 2014-2029, as well as those in the emerging Chichester Local Plan Review 2035, plus any development since committed that falls outside of the adopted Local Plan.

In our previous response we were also stating that the application will also require a detailed Transport Assessment that evaluates the affected junctions on the A27, this would include the westernmost junctions of the Chichester Bypass as well as the Warblington junction.

Policy "SB2: land east of Southbourne village", contained in the current NDP states the following: "A full Transport Assessment is submitted to demonstrate the capacity of the local highway network to accommodate the scale of development proposed, having particular regard to the capacity of the Stein Road and Inlands Road level crossings". However, there is no mention of possible development impacts at the A27 Chichester Bypass or Warblington junctions and the potential need for junction mitigations.

In light of the above, although we are satisfied that the development plans and policies set out within the NDP correspond with the emerging Chichester Local Plan, the NDP will need to also address the subject of highway mitigations on the impacted A27 junctions.

Should you have any queries regarding our response please contact us at planningse@highwaysengland.co.uk

Kind regards

David
David Bowie
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