

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/U1430/W/22/3304805

DETAILS OF THE CASE

Appeal Reference APP/U1430/W/22/3304805

Appeal By GLADMAN DEVELOPMENTS LTD

Site Address
Land at Fryatts Way
Bexhill
TN39 4LW
Grid Ref Easting: 572490
Grid Ref Northing: 108720

SENDER DETAILS

Name MS ELIZABETH CLEAVER

Address
Bridge House
1 Walnut Tree Close
Guildford
Guildford
Surrey
GU1 4LZ

Company/Group/Organisation Name National Highways

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement

- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

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. We will therefore be concerned with proposals and policies that have the potential to impact the safe and efficient operation of the SRN, in the case of this proposal, particularly the A259.

The A259 is currently a highly stressed route where the development's impacts will be apparent. The appellant has not demonstrated that there will not be an adverse impact on the safe and efficient operation of the strategic road network in this case the A259 trunk road (the tests set out in DfT Circular 02/2013, particularly paragraphs 8 to 11 and MHCLG NPPF 2021 paragraphs 110-113)

Although we have had ongoing discussions with the appellant's consultant, a number of matters remain unanswered. Accordingly, it is not possible to determine the impacts on the SRN at this time.

The following matters are not yet agreed:

- The junction modelling for the A259 Little Common roundabout, the A259/West Down Road priority junction and A259/A269 Bexhill Leisure Centre signals are not yet agreed. On 6-10-2022 the appellant's consultant sent National Highways information relating to junction geometries and electronic LinSig model files. We are in the process of reviewing this information but our current position is that the models are not agreed and therefore we do not currently accept the appellant's findings.
- The distribution and assignment of vehicle trips generated to and from the proposed development shows there would be a substantial increase in trips using the A259 / Knebworth priority junction. No assessment of this junction has been provided by the appellant and so we are unable to make an informed view on potential impacts upon the safe and efficient operation of this junction or whether or not there is a need for mitigation measures.

Once we have received and reviewed the outstanding information related to Knebworth Road junction, along with the information received on 6/10/22, our position in relation to this application may change and we will advise you of any change of position as soon as it becomes apparent. Our objective is to work with the appellant to ensure that all strategic road network matters are amicably resolved.