



Developments Affecting Trunk Roads and Special Roads

Highways England Response & Formal Recommendation to an Application for Planning Permission

From: Simon Jones (Divisional Director),
Network Delivery and Development
Area 4
Highways England.

To: Arun District Council

CC:

Council's Reference: WA/22/15/OUT

Referring to the notification of a planning application dated 6th May 2015 referenced above, in connection with the Land to the East of Fontwell Avenue, Fontwell, Outline application with some matters reserved to provide up to 400 No. new dwellings, up to 500 sqm of non-residential floorspace (A1, A2, A3, D1 and/or D2), 5000 sqm of light industrial floorspace (B1 (b)/(c)) & associated works including access, internal road network, highway works, landscaping, selected tree removal, informal & formal open space & play areas, pedestrian & cyclist infrastructure utilities, drainage infrastructure, car & cycle parking & waste storage., notice is hereby given that Highways England's 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 – Highways England recommended Planning Conditions);
- c) ~~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 England Formal Recommendation letter to LPA: v.2 JULY 2015

Re Highways Act Section 175B: (Please delete as appropriate)

- ~~a) Highways England consents to access for any new connections to the Strategic Road Network as part of this application;*~~
- ~~b) Highways England does not consent to access for any new connections to the Strategic Road Network as part of this application~~
- ~~c) Not relevant as there is no common boundary between the planning site and the SRN.~~
- d) Not relevant as no new access is being proposed along the common boundary between the planning site and the SRN


* Where we give consent (a), under Section 175B, this is applicable only to the particular planning application and its accompanying documents, including agreed junction designs.

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

Signed by

Date: 15/10/15

Signature: 

Name: Peter Phillips

Position: Asset Manager

Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ

Annex A Highways England recommended Planning Conditions

- 1) No part of the development hereby permitted shall be occupied until the completion of the improvements to the A27/A29 Fontwell Roundabout shown on drawing number Dwg No. 1186-02 Rev B 'Land East of Fontwell Avenue – Proposed Roundabout Improvements' (or such other scheme of works substantially to the same effect, as may be approved in writing by the local planning authority (who shall consult with Highways England on behalf of the Secretary of State for Transport)).

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

- 2) No part of the development hereby permitted shall be occupied until a Travel Plan has been approved in writing by the local planning authority (who shall consult with Highways England on behalf of the Secretary of State for Transport) and implemented. The Travel Plan shall include arrangements for monitoring and effective enforcement.

Reason: to minimize traffic generated by the development and 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.

- 3) No part of the development hereby permitted shall be occupied until two Non Motorised Users Audits have been undertaken (during both the detailed design and construction stages) and the recommendations from these NMU Audits are implemented.

Reason: To ensure the needs of Non-Motorised Users are duly considered.

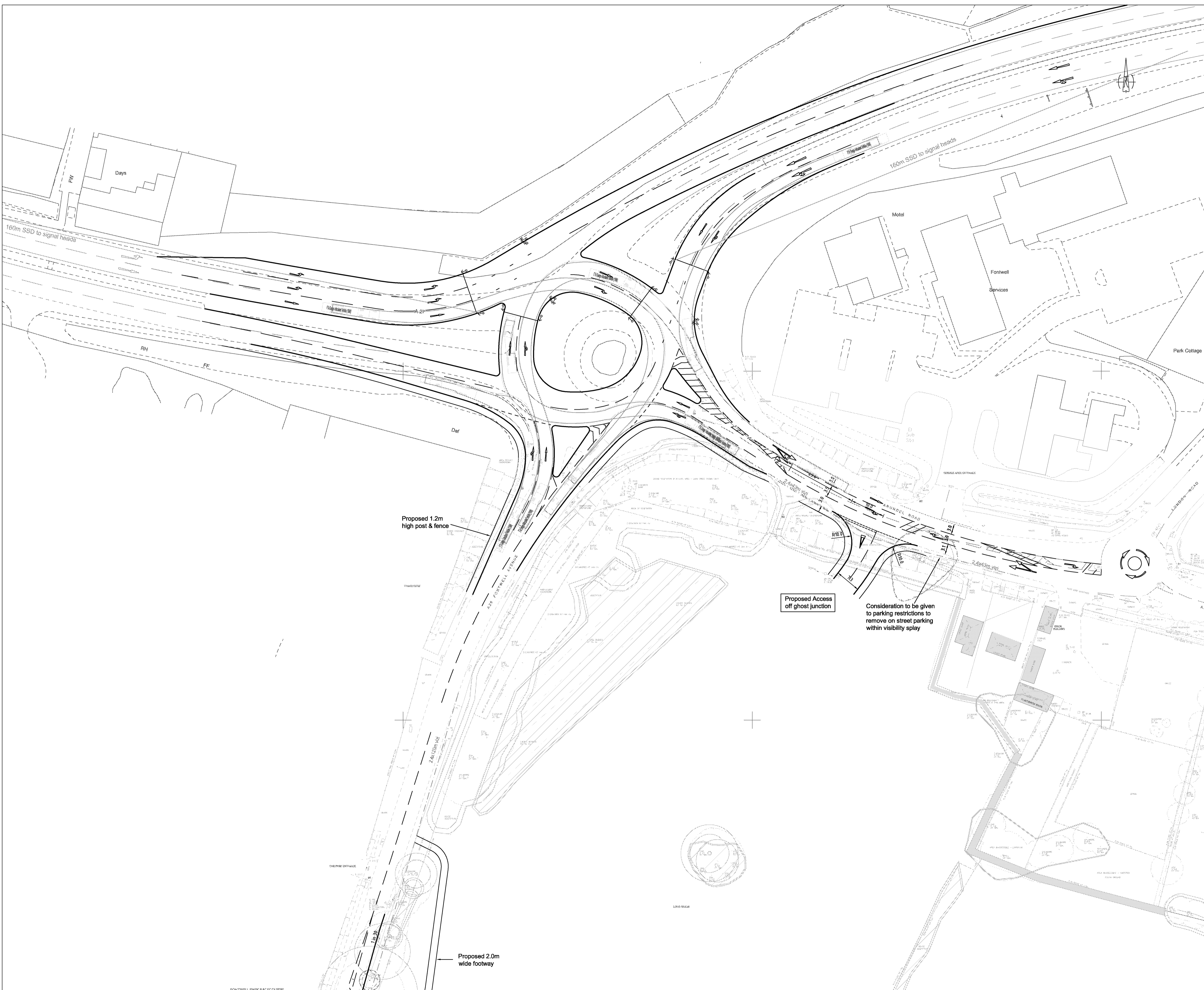
- 4) No part of the development hereby permitted shall commence until a Construction Traffic Management Plan has been submitted and agreed in writing by the local planning authority (who shall consult the Highways England on behalf of the Secretary of State for Transport). Construction of the development shall then be carried out in accordance with the agreed Construction Traffic Management Plan.

Reason: To ensure that construction of the development does not result in avoidable congestion 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.

HIGHWAYS ENGLAND ("we") 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 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.

This response represents our formal recommendations with regard to the Land to the East of Fontwell Avenue, Fontwell, and has been prepared by Peter Phillips.



Notes
 Visibility Splays shown are taken from 'DMRB' for a design speed of 70kph

Key
 Visibility Splays 2.4x120m vizi
 Trees to be removed

Rev B. 24.04.15
 Amendments following RSA1

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Client
Dandara Ltd

Project
Land East of Fontwell Avenue

Drawing
Proposed Roundabout Improvements

Drawn by JL	Date: July 14	Scale: 1:500 @ A1
Drawing No. 1186-02	Revision B	

File: PJP_ASSOCIATES\1100\1186 Fontwell\1186 scheme B rev.dwg