

From: Amanda Scholes on behalf of Planning.Responses
Sent: 04 March 2021 10:43
To: Planning Scanning
Subject: FW: Highways England Response (HE ref. 90043) RE: AB/135/20/OUT - Land at Ford Road, Arundel
Attachments: 20210304_HEPR_AB_135_20_OUT_Land at Ford Road.pdf

Amanda Scholes

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www.arun.gov.uk/planning

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 04 March 2021 09:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Highways England Response (HE ref. 90043) RE: AB/135/20/OUT - Land at Ford Road, Arundel

Please upload onto Ocella the email below and the attachment which constitute a revised consultation response from **Highways England** to outline planning application **AB/135/20/OUT** – Land at Ford Road, Arundel.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data

- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

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From: Franklin, Richard [REDACTED]
Sent: 04 March 2021 08:58
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Planning SE [REDACTED] Bown, Kevin [REDACTED] Bowie, David [REDACTED]; Cleaver, Elizabeth [REDACTED]
Subject: Highways England Response (HE ref. 90043) RE: AB/135/20/OUT - Land at Ford Road, Arundel

For attention of:	Michael Eastham
Site:	Land at Ford Road, Arundel
Proposal:	Outline Application with all matters reserved (except for access) for the development of 140 dwellings, public open space, landscaping, parking and associated works.
Your Reference:	AB/135/20/OUT
Highways England's Reference:	90043 #12628

Dear Mr Eastham,

Thank you for consulting Highways England regarding the above proposal on 15th December 2020.

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. Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case the A27.

Having reviewed the application, we do not agree with the trip distribution in the Transport Assessment and note that the impact on the A27 has not been considered.

The Arun Local Plan has now been adopted and contains agreed highway mitigations for the impacted A27 junctions resulting from the strategic development sites with funding to be provided from developer contributions. As this site is not a Departure from the Development Plan, it is recommended that Arun District Council should request an appropriate proportional contribution from this particular site towards mitigation at the A27 junctions in Arun. In view of the nearest

equivalent strategic development site at Ford Airfield, a proportional contribution in line with this site is deemed appropriate. Reference to the Enterprise Bognor Regis Transport Review 2017 report shows that the Ford Airfield development is due to contribute £300,450 for the 1,500 houses, equating to £200.30 per house. Therefore, provided that Arun District Council collects a contribution of £18,027.00 (90 x £200.30) from this particular site towards further mitigation of the A27 junctions in Arun, Highways England is satisfied that the proposals would not materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10, and MHCLG NPPF2019, particularly paragraphs 108 and 109) in this location and our formal HEPR response of No Objection is attached.

A27 Arundel Bypass

We also wish to raise the attention of the developer to the Preferred Route Announcement (Option 5BV1) for the A27 Arundel Bypass if they are not already aware, details of which can be viewed here: <https://highwaysengland.co.uk/our-work/south-east/a27-arundel-bypass/>. In particular, please note that the PRA brochure states *"We know there is local interest in a new junction with Ford Road, which will also be considered further as the design work progresses, noting that it is not within the current scope of Grey"* – i.e. Highways England will be appraising a junction on Ford Road (noting it is not part of the current design nor a commitment to build) in close proximity to the planned development so although it does not directly impact them they may want to be aware of this.

If you have any queries regarding this response, please contact us at

[REDACTED]

Regards,

Sent on behalf of Kevin Bown, Spatial Planning Manager Area 4

Richard Franklin

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Web: <http://www.highways.gov.uk>

Please note that for the foreseeable future we are all working from home. All meetings will be via telephone, Skype or similar. We will continue to seek to work to our statutory and other deadlines. In case of IT or other issues, as a precaution, please copy all emails to

[REDACTED]

Thank you.

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[REDACTED]

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Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Nicola Bell (Regional Director, South East)
Operations Directorate
South East Region
Highways England
[REDACTED]

To: Arun District Council (FAO Case Officer: Michael Eastham)
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: AB/135/20/OUT

Location: Land at Ford Road, Arundel.

Proposal: Outline application with some matters reserved (except for access) for the development of 90 dwellings & associated amenity land. This application is a Departure from the Development Plan, affects the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.

Highways England Reference: HAMIS 90043

Referring to the planning application referenced above received by Highways England on 15th December 2020, in the vicinity of the A27 that forms part of the Strategic Road Network, notice is hereby given that Highways England's formal recommendation is that we:

a) offer no objection*

**provided that Arun District Council collects an appropriate proportional contribution of £18,027.00 from this particular site towards mitigation of the A27 junctions in Arun.*

~~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 Act Section 175B (covering new access to the SRN) is not relevant to this application.¹

HIGHWAYS ENGLAND (“we”) have 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 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 represents Highways England’s formal recommendation (prepared by the Area 4 Spatial Planning Team) and is made available to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority disagree with any recommendation made under b), c) or d) above, the application must not be determined before they have:

- i) informed Highways England; and
- ii) consulted the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via

[REDACTED]

Signature: [REDACTED]	Date: 4 th March 2021
Name: Kevin Bown	Position: Spatial Planning Manager
[REDACTED]	
Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	

¹ Where relevant, further information will be provided within Annex