

[REDACTED]

From: Franklin, Richard <[REDACTED]>
Sent: 10 September 2019 15:47
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: growthandplanning[REDACTED]; Planning SE
[REDACTED]; Bown, Kevin [REDACTED] Bowie, David
[REDACTED]; Cleaver, Elizabeth [REDACTED]
Subject: Highways England response (our ref. 85615) re. Planning Application AB/88/19/PL - Land at Electricity Sub Station, Ford Road, Arundel, BN18 9DX

For attention of:	Richard Castro-Parker
Site:	Land at Electricity Sub Station, Ford Road, Arundel, BN18 9DX.
Development:	38 No residential apartments (9 No 1-bed units & 29 No. 2-bed units) along with access, off-street parking, amenity space & enhancements to the local footpath network.
Your Reference:	AB/88/19/PL
Highways England's Reference:	85615

Dear Mr Castro-Parker,

Thank you for your consultation of 20th August 2019 regarding the above application.

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 the case of this proposal, our interest relates to potential impacts upon the A27.

Having examined the information provided, we are satisfied that the proposals will generate minimal additional traffic on the SRN, and thus we are satisfied that the development will not materially affect the safety, reliability and/or operation of the strategic road network (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10, and DCLG NPPF particularly paragraph 109) in this location and its vicinity. However, it should be noted (by way of an informative on any planning permission) that although we offer no objection, it is Highways England's expectation that if the Arundel Bypass Option 1V9 proposals proceed on the current advertised route alignment, we will probably need to acquire a small section of the northern part of the site covered by this planning application within the red line boundary and immediately adjacent to Ford Road. Therefore in the event that planning permission is granted and the development proceeds, it does so at its own risk since any compensation payable may not cover all costs expended.

In addition, with regard to the Construction Management Plan, the following measures should be added as an informative:

- Construction vehicle movements will be scheduled to avoid peak hours on the local and strategic road networks wherever possible
- All vehicle loads will be fully sheeted
- All vehicle routes used by construction traffic will be regularly inspected for any deposits of soil/debris deposited by construction traffic and if necessary, the road will be swept using a mechanical sweeper where required

Please find our formal HEPR response of No Objection attached.

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>

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Highways England Company Limited | General enquiries: [REDACTED] | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |

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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: Richard Castro-Parker)
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: AB/88/19/PL

Location: Land at Electricity Sub Station, Ford Road, Arundel, BN18 9DX.

Proposal: 38 No residential apartments (9 No 1-bed units & 29 No. 2-bed units) along with access, off-street parking, amenity space & enhancements to the local footpath network.

Highways England Reference: 85615

Referring to the planning application referenced above (consultation received 20th August 2019), in the vicinity of the A27 (which forms part of the Strategic Road Network), notice is hereby given that Highways England's formal recommendation is that we:

a) offer no objection*

**on the basis that the proposals will generate minimal additional traffic on the SRN, we are satisfied that the development will not materially affect the safety, reliability and/or operation of the strategic road network (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10, and DCLG NPPF particularly paragraph 109) in this location and its vicinity;*

It should be noted (by way of an informative on any planning permission) that although we offer no objection, it is Highways England's expectation that if the Arundel Bypass Option 1V9 proposals proceed on the current advertised route alignment, we will probably need to acquire a small section of the northern part

of the site covered by this planning application within the red line boundary and immediately adjacent to Ford Road. Therefore, in the event that planning permission is granted and the development proceeds, it does so at its own risk since any compensation payable may not cover all costs expended.

- ~~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



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

Signature:



Date: 10th September 2019

Name: Kevin Bown

Position: Spatial Planning Manager



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