

[REDACTED]

From: Cleaver, Elizabeth [REDACTED]

Sent: 10 June 2022 17:49

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Planning SE [REDACTED] Spatial Planning [REDACTED]

Subject: National Highways response: AL/49/22/PL, Sussex Recovery Company, Fontwell Avenue, Eastergate

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For the attention of: Simon Davis

Planning Application No: AL/49/22/PL

Site: Sussex Recovery Company, Fontwell Avenue, Eastergate, PO20 3RU

Proposal: Demolition of all existing buildings and structures and redevelopment of the existing car salvage and recycling facility to provide 80 No dwellings and a co-working hub, with vehicular access from Fontwell Avenue, provision of public open space, landscaping, and other associated works. This application is a Departure from the Development Plan is in CIL Zone 3 and is CIL Liable as new dwellings.

National Highways Ref: HAMIS 94885; Tracker #16779

Dear Mr Davis

Thank you for your email of 5 May 2022 consulting National Highways (formerly known as Highways England) on the application referenced above and requesting a response by 11 June 2022.

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 A27.

I attach National Highways' formal response offering No Objection subject to a proportionate contribution of £37,360 (index linked from 2016 Quarter 1 prices) towards further improvements at the A27 / A29 Fontwell roundabouts.

Should the Council decide to determine the application not in accordance with National Highways' recommendation then, as directed within The Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, the Council will need to seek the approval of the Secretary of State before the application can be determined.

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

[REDACTED]

Kind regards

Elizabeth Cleaver, Assistant Spatial Planning Manager

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

Web: <http://nationalhighways.co.uk/>

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National Highways Limited | General enquiries: [REDACTED] **National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF** | <https://nationalhighways.co.uk/> |

[REDACTED]

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National Highways Planning Response (NHPR 21-09)
Formal Recommendation to an Application for Planning Permission

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

To: Arun District Council – FAO Mr Simon Davis
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: AL/49/22/PL

Location: Sussex Recovery Company, Fontwell Avenue, Eastergate, PO20 3RU

Proposal: Demolition of all existing buildings and structures and redevelopment of the existing car salvage and recycling facility to provide 80 No dwellings and a co-working hub, with vehicular access from Fontwell Avenue, provision of public open space, landscaping, and other associated works. This application is a Departure from the Development Plan is in CIL Zone 3 and is CIL Liable as new dwellings.

National Highways' Ref: HAMIS 94885

Referring to the consultation on a planning application dated 5 May 2022 referenced above, in the vicinity of the A27 that forms part of the strategic road network, notice is hereby given that National Highways' formal recommendation is that we:

- a) offer no objection (see reasons at Annex A);
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways' recommended Planning Conditions & reasons);~~
- ~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is/is not relevant to this application.¹

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

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via [REDACTED] and may not determine the application until the consultation process is complete.

Signature: [REDACTED]	Date: 10 June 2022
Name: Elizabeth Cleaver	Position: Assistant Spatial Planning Manager
National Highways: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ [REDACTED]	

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

Annex A **National Highways' assessment of the proposed development**

National Highways has been appointed by the Secretary of State for Transport as a 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.

Offer No Objection - Reasons

National Highways offers No Objection subject to a proportionate contribution of £37,360 (index linked from 2016 Quarter 1 prices) towards further improvements at the A27 / A29 Fontwell roundabouts.

The adopted Arun Local Plan contains agreed highway mitigations for the impacted junctions resulting from the strategic development sites, with full funding to be provided from developer contributions. As this development is a Departure from the Development Plan, it will contribute to a cumulative impact upon the A27 junctions beyond the impact being mitigated by the highways improvements that have been agreed to deliver the Local Plan. Accordingly, Arun District Council should request an appropriate proportional contribution towards a highway mitigation scheme of amendments that will be required to the Arun Local Plan A27 mitigations.

The cost estimates for the Arun Local Plan A27 mitigations total around £5.4 million in 2016 Quarter 1 prices. As the Arun Local Plan sought to deliver 11,500 dwellings this equates to £467 per dwelling in 2016 Quarter 1 prices. This proposed development of 80 dwellings will add to the impacts on the SRN in the same way as the strategic allocations, and so a contribution of £37,360 (£467 x 80) indexed from 2016 Quarter 1 prices should be sought from the development towards A27 mitigations. Reference to the ROADCON indices indicates that the equivalent in 2021 Quarter 4 prices would be £45,360.

Therefore, provided Arun District Council collects a contribution of £37,360 index linked from 2016 Quarter 1 prices, from this application site towards further improvements at the A27 / A29 Fontwell roundabouts, we would be 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 NPPF 2021 paragraphs 110-113).

Should the Council require a Construction Management Plan as part of any permission granted for this proposal, we would want the Construction Management Plan to state that construction traffic will seek to avoid using the SRN during the network peak hours of 08:00-09:00 and 17:00-18:00 and that any loose loads will be sheeted.