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From: Franklin, Richard

Sent: 04 February 2021 14:57

Subject: Highways England response (HE ref. #12257): AL/79/20/OUT - Land to West of Hook Lane, Westergate

For the attention of: Mr Simon Davis

Planning Application No: AL/79/20/OUT

Site: Land to West of Hook Lane, Hook Lane, Westergate, PO20 3TE

Proposal: Outline planning application with some matters reserved (Layout, Scale, Appearance and Landscaping are to be determined as reserved matters) for the construction of 10 No. dwellings & the creation of a new vehicular & pedestrian access on to Hook Lane. This application is a Departure from the Development Plan.

Highways England Ref: #12257

Dear Mr Davis,

Thank you for your email of 5th January 2021 regarding the planning application referenced above requesting a response by 4th February 2021 in relation to amended plans and new statements.

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

Having examined the amended plans and new statements, we note that they are related to the access and drainage. As the site is remote from the SRN, Highways England is satisfied that the amendments 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 response of No Objection with HEPR as below and attached is still applicable.

As a further point of clarification in relation to the proportionate financial contribution from this site to be put towards mitigations on the A27 trunk road, the nearest strategic development is at Barnham / Eastergate / Westergate (BEW). Reference to the Enterprise Bognor Regis Transport Review 2017 report shows that the BEW development is due to contribute £1,546,740 for the 3,000 dwellings, equating to £515.58 per dwelling. Therefore, we recommend that Arun District Council collects a contribution of £5,155.80 (10 x £515.58) from this particular site towards further mitigation of the A27 junctions in Arun.

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.

From: Cleaver, Elizabeth

Sent: 20 November 2020 13:55

To: planning_responses@arun.gov.uk; Simon.Davis@arun.gov.uk

Cc: Planning SE [REDACTED]

Subject: #11689 Response Highways England response: AL/79/20/OUT, Land to West of Hook Lane, Westergate

For the attention of: Mr Simon Davis

Planning Application No: AL/79/20/OUT

Site: Land to West of Hook Lane, Hook Lane, Westergate, PO20 3TE

Proposal: Outline planning application with some matters reserved (Layout, Scale, Appearance and Landscaping are to be determined as reserved matters) for the construction of 10 No. dwellings & the creation of a new vehicular & pedestrian access on to Hook Lane. This application is a Departure from the Development Plan.

Dear Mr Davis

thank you for your consultation of 26 October 2020 regarding the planning application referenced above.

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. We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN.

We consider that this proposal will not, in isolation, severely affect the capability of the A27 trunk road. However, the traffic generated does impact on parts of the SRN where severe congestion is already experienced and therefore even small additional increases of traffic add to an already stressed network.

As part of negotiations with Arun District Council and West Sussex County Council regarding the development in the Arun Local Plan, there are agreed improvements at the worst affected junctions on the A27 trunk road to accommodate the additional traffic from the development in the Local Plan. This planning proposal, which will benefit from the agreed improvements, is in addition to the development in the Local Plan and will therefore add additional traffic beyond the forecast levels to be provided for in the Local Plan mitigation schemes. There is a risk that, as a result of the cumulative increase in traffic from development proposals such as this one, the Local Plan mitigations will be required at an earlier time and/or further capacity enhancements are required.

We therefore advise your Council to collect a proportionate financial contribution from this site to be put towards mitigations on the A27 trunk road.

Highways England offer no objection to the proposals for 10 dwellings provided that the applicant makes an appropriate contribution to the agreed A27 Local Plan mitigations required to deliver the Arun Local Plan. With the agreement of the payment of the contribution, we would then be 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 MHCLG NPPF 2019 particularly paragraph 109) in this location and its vicinity.

I attach our formal response.

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



Kind regards,

Elizabeth Cleaver, Assistant Spatial Planning Manager

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

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

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

<https://www.gov.uk/government/organisations/highways-england> [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 – Case Officer Mr Simon Davis
[REDACTED]

CC: [REDACTED]

Council's Reference: AL/79/20/OUT

Location: Land to West of Hook Lane, Hook Lane, Westergate, PO20 3TE

Proposal: Outline planning application with some matters reserved (Layout, Scale, Appearance and Landscaping are to be determined as reserved matters) for the construction of 10 No. dwellings & the creation of a new vehicular & pedestrian access on to Hook Lane. This application is a Departure from the Development Plan.

Highways England Reference: HAMIS 89535

Referring to the planning application referenced above, received by Highways England on 26 October 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*;

** on the basis that we are satisfied that the proposal, in isolation, will not materially affect the safety, reliability and/or operation of the strategic road network. However, it may be appropriate for Arun District Council to collect a proportionate contribution towards A27 improvements required to mitigate the cumulative impact of development 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”) 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 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



Signature:		Date: 20 November 2020
Name: Elizabeth Cleaver Position: Assistant Spatial Planning Manager		
Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ		
		

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