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From: Franklin, Richard [REDACTED]
Sent: 26 March 2020 17:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FAO Mrs A Gardner: Highways England response (our ref #87535) re. A/177/19/PL - The Vinery

For the attention of: Mrs A Gardner

Planning Application No: A/177/19/PL

Site: The Vinery, Arundel Road, Poling, BN18 9PY

Proposal: New building for storage or distribution, light industrial & office (Class B1/B8) & associated parking. This application is a Departure from the Development Plan & may affect a Public Right of Way.

Highways England reference: HAMIS 87535

Dear Mrs Gardner,

Thank you for your consultation of 5 March 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. 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 documentation, we are satisfied that the development proposals can be achieved, subject to certain necessary conditions, without detriment to the safe and efficient operation of the Strategic Road Network. Accordingly, I attach our formal conditional response for your attention.

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

[REDACTED]

Regards,

Sent on behalf of Elizabeth Cleaver, Assistant 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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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]

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

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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

To: Arun District Council (FAO Case Officer: Mrs A Gardner)

CC:

Council's Reference: A/177/19/PL

Location: The Vinery, Arundel Road, Poling, BN18 9PY.

Proposal: New building for storage or distribution, light industrial & office (Class B1/B8) & associated parking. This application is a Departure from the Development Plan & may affect a Public Right of Way.

Highways England Reference: 87535

Referring to the planning application referenced above (notification received 5 March 2020) 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~~
- 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: 26/03/2020

Name: Elizabeth Cleaver

Position: Assistant 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 A.

Annex A Highways England recommended Planning Conditions

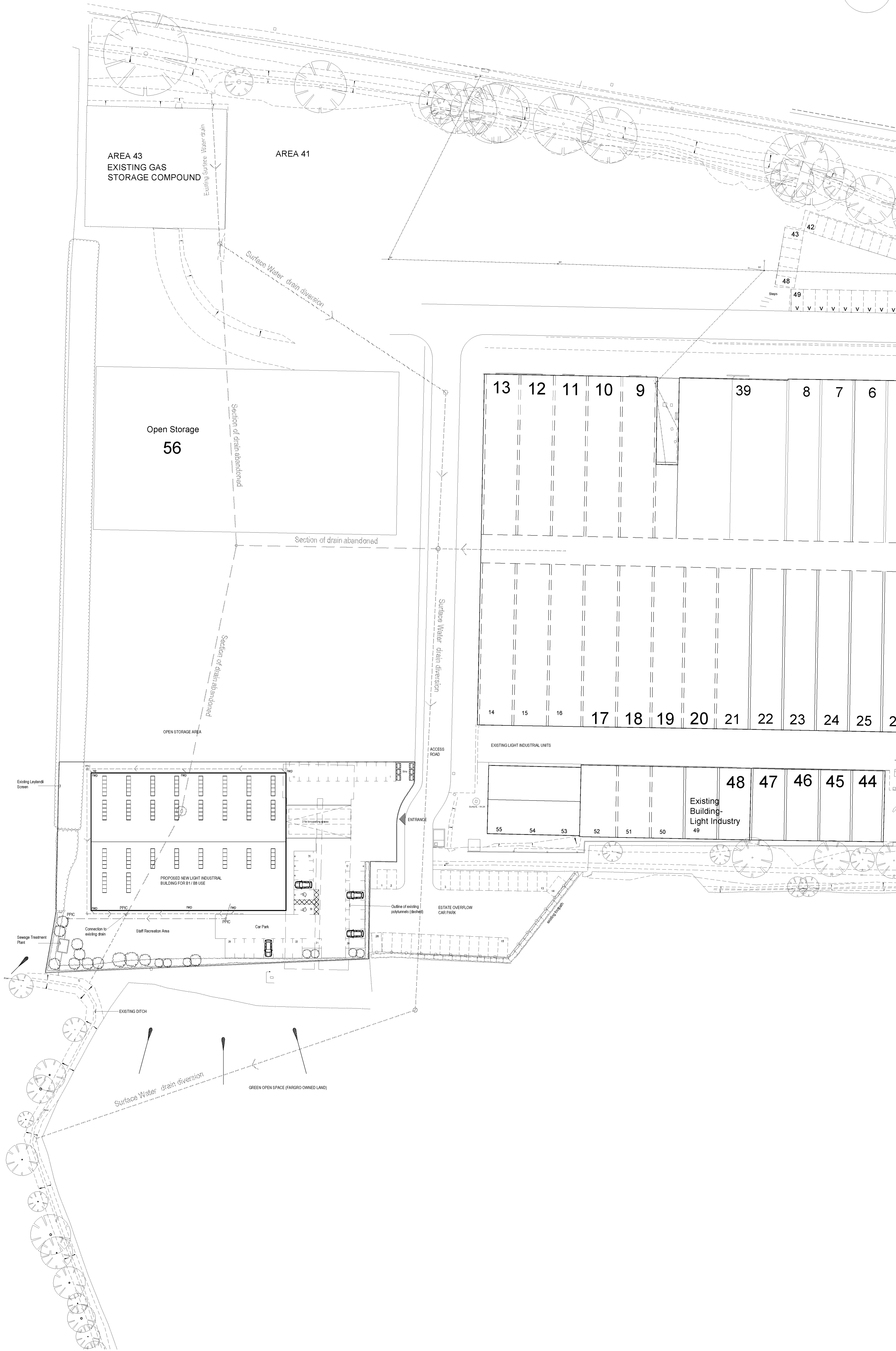
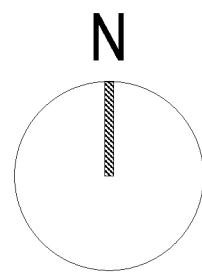
We recommend that the following conditions be attached to any permission granted:

- 1) No new connections or increase in discharge shall be permitted to the diverted surface water drain as shown on Vision Architects' drawing "*19011-A-PL-007 revision A - Proposed Drainage Layout*", while existing maintenance access rights will be maintained following the proposed diversion and in perpetuity.

Reason: To ensure that the A27 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 works shall commence on site until a Construction Management Plan, to include details of numbers and types of construction vehicles, provision to control and manage construction traffic, and measures to prevent dust and debris from being blown or otherwise deposited onto the A27, has been submitted to and approved in writing by the Local Planning Authority (who shall consult with Highways England). The construction of the development shall be carried out in accordance with the approved Construction Management Plan unless otherwise agreed in writing by the Local Planning Authority (who shall consult with Highways England).

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.



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~~3. DO NOT scale these drawings - dimensions to be checked on site prior to commencing any work~~

4. READ in conjunction with other Consultants documentation & drawings regarding this project

5. DISCREPANCIES should be reported in writing to the project architect or engineer immediately

MODEL FILE REFERENCE: 19011-A-P-PL

A	Planning Issue	2019.12.06	AJC	dp
P1	Preliminary Issue	2019.12.04	AJC	dp
rev.	description	date	by	ch

scale:	1:500 @ A1	client:	Tributes
date:	November 2019	project:	Plot A, The Vinery, Arundel Road, Poling. BN18 9PY.
drawn:	AJC	drawing:	Proposed Drainage Layout
checked:	dp	status:	PLANNING APPLICATION

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drawing No: **19011-A-PL-007** revision: **A**