

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 17 June 2020 08:06  
**To:** Planning Scanning  
**Subject:** FW: Highways England response: BN/50/20/PL, Land west of Fontwell Avenue, Eastergate  
**Attachments:** 20200616 HEPR - BN-50-20-PL.pdf

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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**From:** Cleaver, Elizabeth [REDACTED]  
**Sent:** 16 June 2020 19:36  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>  
**Cc:** Planning SE [REDACTED]  
**Subject:** Highways England response: BN/50/20/PL, Land west of Fontwell Avenue, Eastergate

**For the attention of:** Simon Davis

**Planning Application No:** BN/50/20/PL

**Site:** Land west of Fontwell Avenue, Fontwell Avenue, Eastergate, West Sussex PO20 3RX

**Development:** Demolition of existing structures onsite & erection of 42 No. dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.

**Highways England ref:** HAMIS 88113, Tracker #10318

Dear Mr Davis

Thank you for your consultation of 19 May 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.

Although we do not entirely agree with the submitted Transport Statement, based on our own assessment 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. Accordingly, we consider that this site should contribute to the costs of those agreed works, from which the site will benefit. Therefore, we advise your Council to collect a proportionate financial contribution (by vehicular impact) from this site to be put towards the mitigations identified and agreed in the adopted Local Plan.

Highways England offer no objection to the proposals for 42 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 particularly paragraph 109) in this location and its vicinity.

We anticipate that Arun District Council will require a Construction Management Plan as a condition should planning permission be granted. We ask that you consult us on the Construction Management Plan as we wish to ensure avoidable congestion is prevented and road safety is protected on the A27 during the construction period. In particular, we would wish to see the following information:

- the anticipated number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the network peak hours of 0800-0900 and 1700-1800 where practicable)
- measures to reduce dust and dirt being deposited on the highway, including wheel washing and sheeted loads

I attach our formal HEPR response of No Objection (with comment). If you have any queries regarding our response, please contact us at [REDACTED]

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/>

Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ | Registered in England and Wales No. 9346363

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> | [info@highwaysengland.co.uk](mailto:info@highwaysengland.co.uk)

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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 – Case Officer Mr Simon Davis

CC:

Council's Reference: BN/50/20/PL

Location: Land west of Fontwell Avenue, Fontwell Avenue, Eastergate, West Sussex PO20 3RX

Proposal: Demolition of existing structures onsite & erection of 42 No. dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.

Highways England Reference: HAMIS 88113

Referring to the planning application referenced above, received by Highways England on 19 May 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 the applicant makes an appropriate contribution to the A27 mitigations agreed in the adopted Arun Local Plan.*

~~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);~~

**Highways England Planning Response (HEPR 16-01) January 2016**

~~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.<sup>1</sup>

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.

Although we do not entirely agree with the submitted Transport Statement, based on our own assessment 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. Accordingly, we consider that this site should contribute to the costs of those agreed works, from which the site will benefit. Therefore, we advise your Council to collect a proportionate financial contribution (by vehicular impact) from this site to be put towards the mitigations identified and agreed in the adopted Local Plan.

Highways England offer no objection to the proposals for 42 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 particularly paragraph 109) in this location and its vicinity.

We anticipate that Arun District Council will require a Construction Management Plan as a condition should planning permission be granted. We ask that you consult us on the Construction Management Plan as we wish to ensure avoidable congestion is prevented and road safety is protected on the A27 during the construction period. In particular, we would wish to see the following information:

- the anticipated number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the network peak hours of 0800-0900 and 1700-1800 where practicable)
- measures to reduce dust and dirt being deposited on the highway, including wheel washing and sheeted loads

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<sup>1</sup> Where relevant, further information will be provided within Annex A.

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]

|                                                                                |                           |
|--------------------------------------------------------------------------------|---------------------------|
| <b>Signature:</b> [REDACTED]                                                   | <b>Date:</b> 16 June 2020 |
| <b>Name:</b> Elizabeth Cleaver                                                 |                           |
| <b>Position:</b> Assistant Spatial Planning Manager                            |                           |
| <b>Highways England:</b> Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ |                           |
| [REDACTED]                                                                     |                           |