

**From:** Simon Davis  
**Sent:** 17 June 2020 11:18  
**To:** Cleaver, Elizabeth [REDACTED]  
**Cc:** Planning SE [REDACTED]

**Subject:** RE: Highways England response: BN/50/20/PL, Land west of Fontwell Avenue, Eastergate

Dear Elizabeth,

Thank you for your response. This development is liable for CIL so I can only require the applicant to sign up to a S.106 Agreement for affordable housing and any on-site provisions such as play space. Your required contribution would therefore need to be bid for from the CIL pot. Please advise if you have any queries in respect to this.

Kind Regards

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place

**T:** 01903 737874  
**E:** [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

Arun is a CIL Charging Authority, for more information go to [www.arun.gov.uk/cil](http://www.arun.gov.uk/cil)

Sign up to our newsletter [here](#)



**From:** Cleaver, Elizabeth [REDACTED]  
**Sent:** 16 June 2020 19:36  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>; Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
[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.

*This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.*

**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

Consider the environment. Please don't print this e-mail unless you really need to.