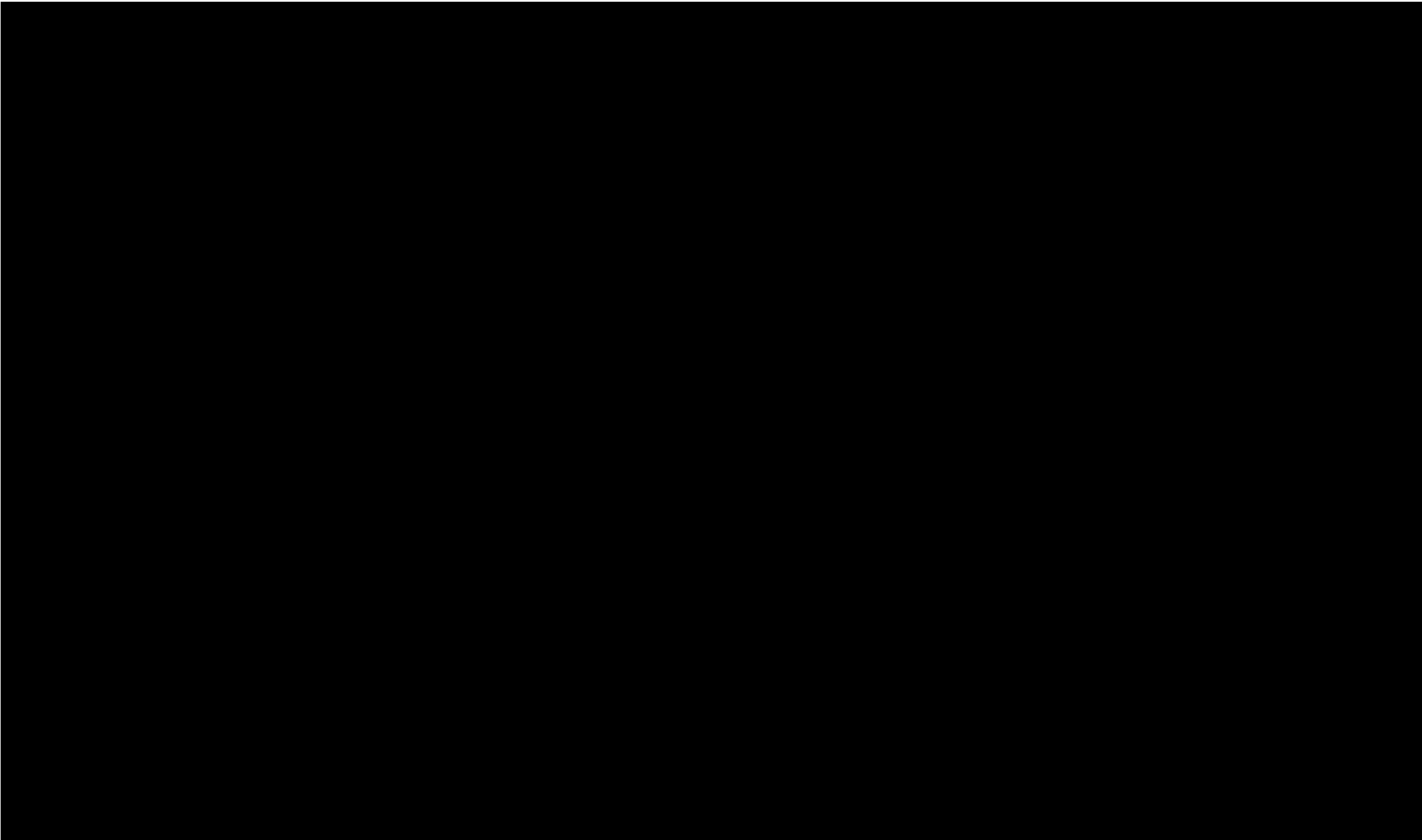




From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 14 July 2020 11:20
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/50/20/PL, Land west of Fontwell Avenue, Eastergate

Further Highways England consultation response

From: Bowie, David [REDACTED]
Sent: 13 July 2020 15:11
To: Simon Davis <Simon.Davis@arun.gov.uk>; Nicki Faulkner [REDACTED]
[REDACTED]

Subject: BN/50/20/PL, Land west of Fontwell Avenue, Eastergate

Dear Simon,

I refer to recent communications between yourself and my colleague Elizabeth Cleaver, who is now on annual leave, in particular the communication of the 23rd June regarding our suggestion of a contribution from BN/50/20/PL, Land west of Fontwell Avenue, Eastergate.

Highways England do not object to the application currently submitted as, individually, it will have minimal impact at the A27 Fontwell Avenue roundabout.

However, this proposal will add to a gradual degradation of performance of the network particularly at the A27 Fontwell Avenue junction. As many small scale developments have, and continue to, come forward in Arun which have a cumulative impact, looking forward we see a future need for improvements to the A27 and in this instance at the Fontwell Avenue roundabout. Such improvements would be above and beyond those being delivered by the

developments at Land East of Fontwell Avenue and Land east of Tye Lane which effectively deliver the agreed Local Plan mitigation at the junction. At this point we are advising that without further highway works the effects of the additional traffic generated by these speculative small scale sites will reduce the ability of the agreed Local Plan improvements to mitigate the impacts of the agreed strategic developments to the extent where Highways England may be forced into recommending refusal of those sites or requiring further works on top of those already agreed or delivered. The difficulty in recommending refusal of small scale sites is that individually as advised they are unlikely to have a significant impact.

We feel this situation may be better handled by a regime whereby each development site pays a contribution towards a larger scheme at the A27 Fontwell Avenue roundabout which will need to be identified and agreed. Otherwise there is a risk that, at a certain point, Highways England will not tolerate any further development without an appropriate further improvement scheme in place at Fontwell roundabout. Such a scenario could force all costs onto a single development and may render it non-viable and also as advised undermine the adopted Arun Local Plan.

As previously advised highway improvements on the Strategic Road Network fall outside of CIL as there must be a guarantee that the identified improvements will be delivered when they are needed to make the development proposals acceptable in terms of highway safety and operational efficiency. We have suggested that a larger package of works will potentially be needed at the A27 Fontwell Avenue roundabout and we look on Arun to put in place the mechanism to gather monies sufficient to deliver such proposals including covering the risk of any cost over runs. It is for Arun, not Highways England, to promote a wider improvement at Fontwell roundabout, establish the cost and funding mechanism including providing forward funding if necessary. Alternatively, we are advising that we will very shortly be in a position whereby we will be seeking to refuse further ad-hoc developments outside those already agreed in the Local Plan. This position will stand at all locations on the A27 where we have already agreed mitigations but further development outside of the Local Plan will impact at those locations and possibly others not previously identified.

If considered beneficial we are happy to discuss further by conference call.

Kind regards

David
David Bowie
Area 4 Spatial Planning Manager (Acting)

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

Web: <http://www.highwaysengland.co.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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<https://www.gov.uk/government/organisations/highways-england> [REDACTED]

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