

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 24 May 2018 10:28
To: Planning Scanning
Subject: FW: CM/13/18/OUT - Land to West of Church Lane South of Horsemere Green Lane Clymping
Attachments: 20170303 HEPR - CM-1-17-OUT Land West of Church Lane.pdf

From: Claire Potts
Sent: 22 May 2018 13:35
To: Planning.Responses
Cc: Michael Eastham
Subject: FW: CM/13/18/OUT - Land to West of Church Lane South of Horsemere Green Lane Clymping

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Directorate of Place, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37698 | External: +44 (0) 1903 737698 E-mail: claire.potts@arun.gov.uk

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From: Bowie, David [REDACTED]
Sent: 21 May 2018 10:03
To: Claire Potts
Cc: Planning SE; Cleaver, Elizabeth; Franklin, Richard; Turner, Lyn; Bradley, Alistair
Subject: CM/13/18/OUT - Land to West of Church Lane South of Horsemere Green Lane Clymping

For the attention of: Claire Potts

Planning Application No: CM/13/18/OUT

Site: Land to West of Church Lane South of Horsemere Green Lane Clymping

Proposal: Outline application with some matters reserved for the erection of up to 300 dwellings and ancillary development comprising open space, a building within use class D1 of up to 875 square metres net, a building for A1 use having a floor area of up to 530 sq. metres net, together with open space and ancillary works, including access points, car parking and drainage arrangements, with appearance, landscaping, layout; and scale wholly reserved for subsequent approval. The access detail, showing the points of access to the development, and indicated on Bellamy Roberts drawings numbered 4724/013 and 4724/005 Rev A are access proposals to be determined at this stage of the application. For the avoidance of doubt all other access detail within the site is to be determined as a reserved matter at a later stage. Resubmission following CM/1/17/OUT. Departure from the Development Plan.

Highways England Ref: 81326

Dear Claire

Thank you for your email dated 04 May 2018 regarding the above application which indicated a response was required by 7 June 2018.

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 updated Planning Statement we are content that the development proposals will not materially affect the safety, reliability and/or operation of the SRN (the tests set out in DfT C2/13 para 10 and DCLG NPPF para 32) subject to the delivery of the agreed Local Plan mitigation schemes. Referring to our previous e-mail and formal response dated 3 March 2017 in which we offered no objection subject to *"an appropriate contribution being secured towards A27 Highway mitigations required by the emerging Local Plan."* our position remains unchanged and I attach a copy of that response for ease of reference.

I trust that the above is of assistance, should you have any queries regarding our response please contact us.

Kind regards

David

David Bowie

Area 4 Spatial Planning Team

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

Web: <http://www.highways.gov.uk>

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Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://www.gov.uk/government/organisations/highways-england> | 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: Simon Jones (Divisional Director),
Network Delivery and Development
South East Region
Highways England.
PlanningSE@highwaysengland.co.uk

To: Arun District Council – FAO Claire Potts
planning.responses@arun.gov.uk

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: CM/1/17/OUT

Location: Land West of Church Lane & South of Horsemere Green Lane, Climping.

Proposal: Outline application with all matters reserved for the erection of up to 300 dwellings & ancillary development comprising open space, a building within use class D1 of up to 875 sqm net, a building for A1 use having a floor area of up to 530 sqm, together with open space & ancillary works, including car parking & drainage arrangements.

Referring to the notification of a planning application referenced above, dated 16 January 2017, 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*

* subject to an appropriate contribution being secured towards A27 highway mitigations required by the emerging 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);~~

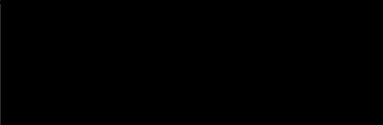
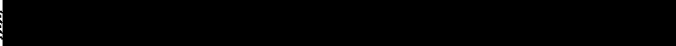
- ~~e) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B 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 response represents our formal recommendations with regard to CM/1/17/OUT and has been prepared by the Area 4 Spatial Planning Team.

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

Signature: 	Date: 3 March 2017
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.