

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Franklin, Richard [REDACTED]
Sent: 09 March 2021 10:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Raymond Cole <Raymond.Cole@arun.gov.uk>

Subject: Highways England Response (HE ref. #12692) re. Planning Consultation on F/4/20/OUT

For attention of:	Raymond Cole
Site:	Land at Ford Airfield, Ford
Proposal:	Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This

	application is the subject of an Environmental Statement. This application may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated.
Your Reference:	F/4/20/OUT
Highways England's Reference:	#12692

Dear Mr Cole,

Thank you for your re-consultation of 22nd February 2021 regarding new information associated with the above application seeking a response no later than 13th March 2021.

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 the case of this proposal, our interest relates to potential impacts upon the A27 Trunk Road.

Having reviewed the new information, we note that it is in relation to drainage, flood risk and water infrastructure. As such, our previous response of 2nd April 2020 as attached is still applicable.

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

[REDACTED]

Regards,

Sent on behalf of Kevin Bown, 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.

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 22 February 2021 11:04

To: Planning SE [REDACTED]

Subject: #12692 Planning Consultation on: F/4/20/OUT

To: **Highways England**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: F/4/20/OUT
Registered: 25th February 2020
Site Address: Land at Ford Airfield Ford
Grid Reference: 499204 102967
Category: Plan App with EIA
Description of Works: Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated.

I am able to inform you that I have received an amendment to the above application dated 22nd February 2021 relating to:- New plans and amended

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **13th March 2021**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Raymond Cole

Planning Case Officer- Arun District Council

Telephone: 01903 737598

Email: raymond.cole@arun.gov.uk

PLRECON (QDB) 2018

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

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 [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.

From: Bowie, David [REDACTED]
Sent: 02 April 2020 13:00
To: Raymond Cole; Planning.Responses
Cc: Planning SE; Bown, Kevin; Franklin, Richard; Cleaver, Elizabeth; Spatial Planning
Subject: F/4/20/OUT - Land at Ford Airfield Ford FAO Raymond Cole
Attachments: 20200402 HEPR re F 4 20 OUT Land at Ford Airfield Ford.pdf

Dear Mr Cole,

For attention of:	Raymond Cole
Site:	Land at Ford Airfield Ford
Proposal:	Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated.
Your Reference:	F/4/20/OUT
Highways England's Reference:	87452, #9830

Thank you for your consultation of 23 March regarding the above scoping opinion, seeking a response no later than 02 April.

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 the case of this proposal, our interest relates to potential impacts upon the A27 Trunk Road.

Having reviewed the supporting Transport Assessment for this application I can advise that I am not in complete agreement with the contents of the report. This means that the information contained within the report should not be relied upon to demonstrate the acceptability of any other development proposals without additional robust justifications. However, as you will be aware Arun District Council and your consultants worked extensively with Highways England and colleagues from West Sussex County Council Highways to examine the impacts of the councils

adopted Local Plan proposals. The Transport Assessment supporting the adopted Local Plan identified key mitigations required on both the local and strategic road networks. It was agreed between all parties that strategic development would fund those highway mitigations.

Accordingly, on the basis that the council will require a financial contribution from this development towards the agreed scheme of works on the A27 Trunk in line with the adopted Local Plan or other such scheme of works to similar of more beneficial effects (which would include an Arundel Bypass scheme should one proceed for which this development site would benefit), Highways England find the proposals acceptable and will not materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT C2/13 para's 9 & 10 and MHCLG NPPF para 109) in this location and its vicinity.

There made need to be a separate conversation between all parties to determine when the contribution needs to be paid to ensure that the agreed Local Plan highway mitigations or alternatives can be delivered ahead of when the adverse impacts of the development are experienced. I attached our formal HEPR response to this effect for your records. The applicant will need to understand that the contribution will be retained up until at least the end of the current adopted Local Plan period to enable the council to collect all contributions to enable the mitigation works to be fully funded and delivered.

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

[REDACTED]

Kind regards,

David

David Bowie

Area 4 Spatial Planning Manager (Acting)

[REDACTED]

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.



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: Raymond Cole)
raymond.cole@arun.gov.uk

CC:

Council's Reference: F/4/20/OUT

Location: Land at Ford Airfield Ford.

Proposal: Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated.

Highways England Refs: 87452, #9830

Referring to the planning application referenced above (consultation received 28th February 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;

*on the basis that the development will provide an appropriate financial contribution towards the agreed Local Plan A27 highway mitigation schemes or other such scheme of works with similar or improved effects. The agreed Local Plan highway mitigations will cater for the adverse impacts from the development proposals to the effect that this site will then not materially affect the safety, reliability and/or operation of the strategic road network (the tests set out in DfT C2/13 para's 9 & 10 and MHCLG NPPF para 109) in this location and its vicinity;

~~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 copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority disagree with this recommendation they must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via



Signature:		Date: 2 nd April 2020
Name: Kevin Bown		
Position: 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.