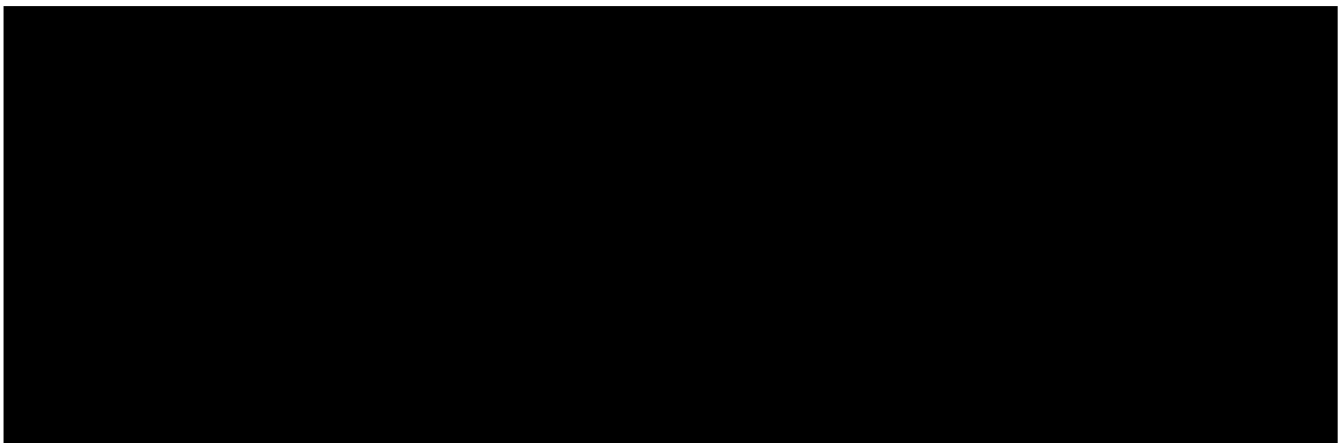
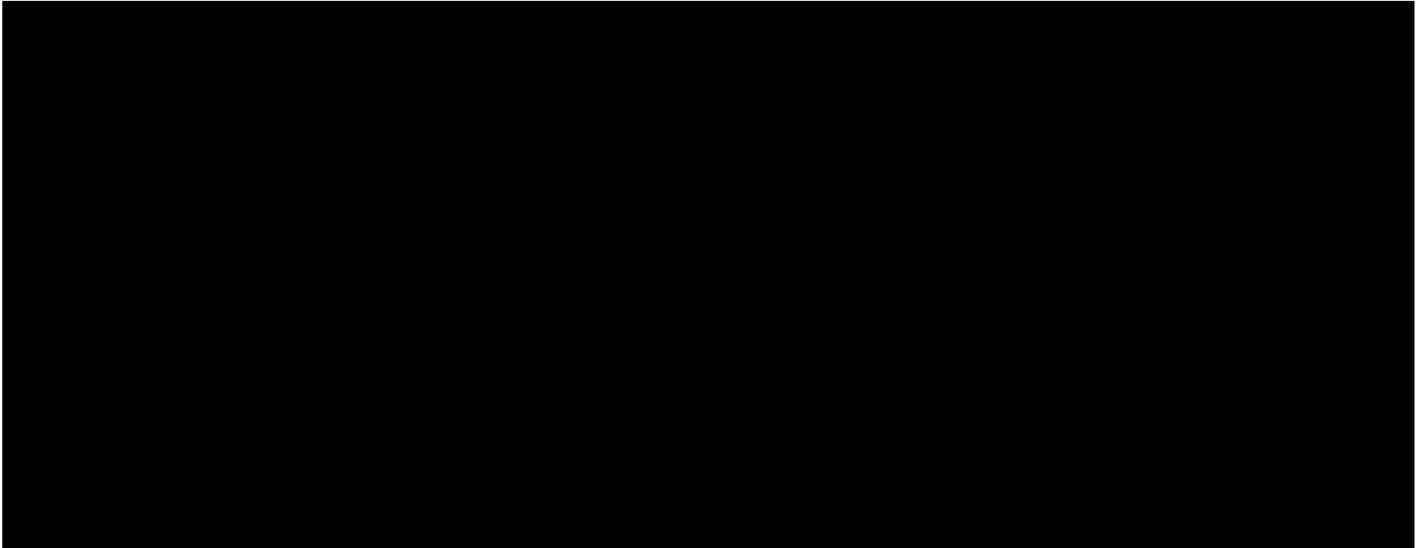




Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Bowie, David [REDACTED]

Sent: 03 June 2021 10:11

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Planning SE [REDACTED] Bown, Kevin [REDACTED]

Cleaver, Elizabeth [REDACTED] Chiu, Kelly [REDACTED]

Franklin, Richard [REDACTED] JONES Derek [REDACTED]

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For attention of:	Anita Gardner
Site:	Land rear of Paynters Croft, Burndell Road, Yapton, BN18 0HR
Proposal:	Erection of 23 No. dwellings. This application is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwellings.
Your Reference:	F/5/21/PL
Highways England's Reference:	91193 #13184

Dear Mrs Gardner,

Thank you for your email of 29 April 2021 consulting Highways England regarding the above application, seeking a response by 4 June 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.

We will therefore be concerned with proposals and policies that have the potential to impact the safe and efficient operation of the SRN, in particular the A27.

We have reviewed the application and note that the proposed development consists of 23 dwellings.

The Arun Local Plan is now adopted and contains agreed highway mitigations for the impacted junctions resulting from the strategic development sites, with funding to be provided from developer contributions.

As this development is a Departure from the Development Plan, Arun District Council should request an appropriate proportional contribution towards mitigations. In view of its close proximity to the Ford strategic development site, a proportional contribution in line with this site is deemed appropriate. Reference to the Enterprise Bognor Regis Transport Review 2017 report shows that the Ford development is due to contribute £300,450.00 for the 1,500 homes, equating to £200.30 per house.

Therefore, provided Arun District Council collects a contribution of £4,606.90 (23 x £200.30) from this particular site towards further mitigation of the A27 junctions in Arun, Highways England is satisfied that the proposals would not materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10, and MHCLG NPPF particularly paragraph 109). Our formal HEPR response is attached.

If you or others have any questions regarding our response, please contact us at

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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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> | [REDACTED]

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

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Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 20-07)

Formal Recommendation to an Application for Planning Permission

From: Nicola Bell (Regional Director, South East)
Operations Directorate
South East Region
Highways England

[REDACTED]

To: Arun District Council – (FAO Case Officer Anita Gardner)
planning.responses@arun.gov.uk

CC:

[REDACTED]

Council's Reference: F/5/21/PL

Location: Land rear of Paynters Croft, Burndell Road, Yapton, BN18 0HR

Proposal: Erection of 23 No. dwellings. This application is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwellings.

Highways England Ref: 91193 #13184

Referring to the notification of a planning application dated 29 April 2021 referenced above, 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*;
**provided that Arun District Council collects an appropriate proportional contribution of £4,606.90 from this particular site towards further mitigation of the A27 junctions in Arun as this development is a Departure from the Development 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 20-07) May 2021

~~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”) 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 5 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]

Signature: [REDACTED]	Date: 03/06/2021
Name: Kevin Bown	
Position: Spatial Planning Manager	
Highways England:	
Highways England, Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	
[REDACTED]	

¹ Where relevant, further information will be provided within Annex A.