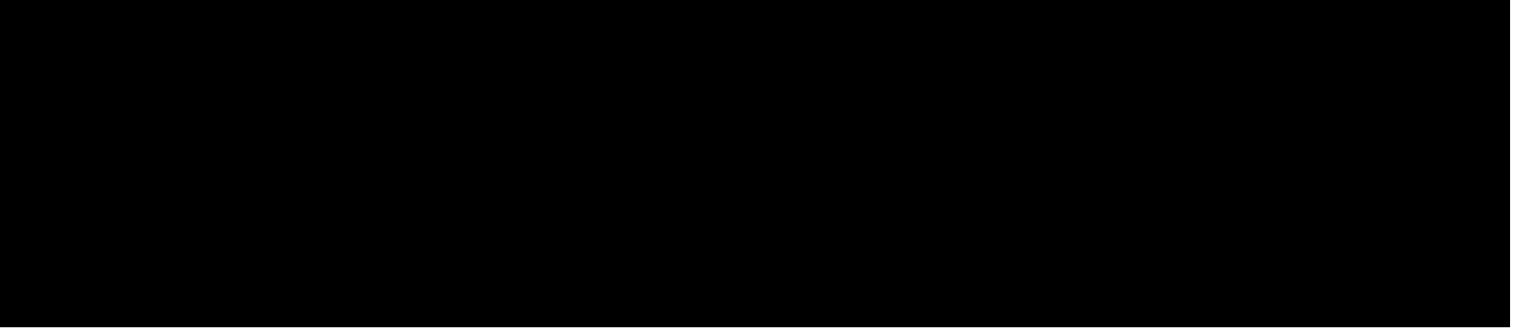




From: Cleaver, Elizabeth [REDACTED]

Sent: 09 May 2017 13:27

To: Planning.Responses
[REDACTED]

Subject: Highways England planning response: LU/121/17/RES Land North of Toddington Land

For attention of Claire Potts

Highways England reference: 77623

Site: Land North of Toddington Lane, Parcel C1 & part Parcels B2, B4 & C2, Littlehampton, BN17 7PP

Description: Approval of reserved matters following outline consent LU/47/11/ for construction of 126 No. dwellings together with internal road network, car parking & landscaping.

Planning application: LU/121/17/RES

Dear Ms Potts

Thank you for your consultation of 19 April 2017 regarding the above application.

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.

This application is for reserved matters for part of the North Littlehampton strategic development site at Land North of Toddington Lane, Littlehampton. Condition 43 of the outline planning permission for the full site (LU/47/11/) requires that prior to the occupation of 350 dwellings, an agreed improvement scheme is provided at the A27 / A284 Crossbush junction. We ask your Council to advise Highways

England when the number of dwellings coming forward for construction reaches this trigger point of 350 dwellings.

We do not offer any objections relating to this application on the basis that the improvement scheme at A27/A284 Crossbush will be delivered by the developer/s prior to the occupation of 350 dwellings on the Land North of Toddington Lane site.

I attach our formal response.

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>

GTN: 0300 470 1064

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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.
[REDACTED]

To: Council – Case Officer Claire Potts
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: **LU/121/17/RES**

Location: Land North of Toddington Lane Parcel C1 & part Parcels B2, B4 & C2
Littlehampton BN17 7PP

Proposal: Approval of reserved matters following outline consent LU/47/11/ for construction of 126 No. dwellings together with internal road network, car parking & landscaping.

Referring to the planning application referenced above, received by Highways England on 19 April 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 *;

* On the basis that Planning Condition 43 of permission LU/47/11/ requiring improvements to the A27/A284 Crossbush junction will be discharged prior to the occupation of 350 dwellings on the full Land North of Toddington Lane development site.

~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~

Highways England Planning Response (HEPR 16-01) January 2016

- ~~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 that requires consent to be obtained from the strategic highways company for the construction, formation or laying out of any access to or from a trunk road in England ~~is~~ / is not relevant to this application.¹

=====

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This application has been assessed by the Highways England South East Region Spatial Planning Team. This HEPR form represents Highways England's formal recommendation regarding the application. It is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via [REDACTED]

Signature: [REDACTED]	Date: 9 May 2017
Name: Elizabeth Cleaver	Position: Assistant Spatial Planning Manager
Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ [REDACTED]	

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