

[REDACTED]

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**From:** Bowie, David [REDACTED]  
**Sent:** 03 May 2019 16:27  
**To:** David Easton <David.Easton@arun.gov.uk>  
**Cc:** Planning SE [REDACTED] Franklin, Richard  
[REDACTED] Cleaver, Elizabeth [REDACTED]  
**Subject:** P/30/19/OUT - Land North of Hook Lane, Pagham FAO David Easton

**For the attention of:** David Easton

**Site:** Land North of Hook Lane, Pagham

**Development:** Outline application with some matters reserved for the construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application may affect the setting of a listed building & is a Departure from the Development Plan (resubmission following P/6/17/OUT).

**Planning Application No:** P/30/19/OUT

**Highways England Ref:** HAMIS #7239

Dear David,

Thank you for your consultation of 2 April 2019 regarding the above application requiring a response from Highways England no later than the 4<sup>th</sup> May 2019.

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.

We note that this is a resubmission of planning application P/6/17/OUT which we provided a full response to on the 18<sup>th</sup> April 2019. As far as Highways England is concerned there are no material matters that would change our view from our previous position on this site. As you will recall, following our liaison with the applicant on the original application, it was agreed that there would be a contribution of £255,000 towards the proposed mitigation improvements at the A27 Whyke Hill junction. Provided that the applicant remains agreeable to this condition, Highways England can be satisfied that the development proposals can be achieved, subject to certain necessary s106 conditions, without detriment to the safe and efficient operation of the Strategic Road Network. For ease of reference I attach our previous formal final substantive response for this site for your attention, which still reflects our position on this site and therefore the resubmitted application.

Should you have any questions regarding this response, please contact me.

Kind regards

David

**David Bowie**

**Area 4 Spatial Planning Manager (Acting)**



**For the attention of:** David Easton

**Site:** Land North of Hook Lane, Pagham

**Development:** Outline application with some matters reserved for construction of up to 300No. new homes, Care home of up to 80No. beds, D1uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application is a Departure from the development plan.

**Planning Application No:** P/6/17/OUT

**Highways England Ref:** HAMIS 76804

Dear David,

Thank you for your consultation of 25 January 2017 regarding the above application and for your kind assistance during the period of Highways England's liaison with the applicant on this 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.

Following our liaison with the applicant, we have now received confirmation that the applicant has agreed to contribute £255,000 towards the proposed mitigation improvements at the A27 Whyke Hill junction. As such, Highways England is now satisfied that the development proposals can be achieved, subject to certain necessary s106 conditions, without detriment to the safe and efficient operation of the Strategic Road Network. Accordingly, I attach our formal final substantive response for your attention, which lifts our previous holding objection.

Should you have any questions regarding this response, please contact me.

Kind regards

David

David Bowie  
Area 4 Spatial Planning Team

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<https://www.gov.uk/government/organisations/highways-england> | [info@highwaysengland.co.uk](mailto: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.

To: Arun District Council (FAO: David Easton)  
[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)

CC:

Council's Reference: P/6/17/OUT

Location: Land North of Hook Lane, Pagham.

Proposal: Outline application with some matters reserved for construction of up to 300No. new homes, Care home of up to 80No. beds, D1uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application is a Departure from the development plan.

HEPR Ref: 76804

Referring to the notification of a planning application dated 25 January 2017 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 \*

\* On the basis that it has been agreed that the Arun District Council will enter into a Section 106 Agreement under the Town and Country Planning Act 1990 with the applicant to the effect that 'Prior to the commencement of the development hereby permitted the applicant will enter into a s278 Highways Agreement with Highways England for a

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

contribution of £255,000 towards the improvement of the A27 Whyke Hill junction as shown on RPS drawing JNY8840-19 Revision B *“Further improvements to the existing signalised scheme at the A27 Whyke Hill Junction”* dated 02/08/2017, (or such other scheme of works substantially to the same effect, as may be approved in writing by the local planning authority (who shall consult with Highways England)) **PROVIDED THAT** it is agreed that it will be a term of the Highways Agreement that not more than 150 Dwelling Units will be Occupied until the Highways England Contribution has been paid to Highways England.’

- ~~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 access to the SRN) is not relevant to this application.<sup>1</sup>

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.

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<sup>1</sup> Where relevant, further information will be provided within Annex A.

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:

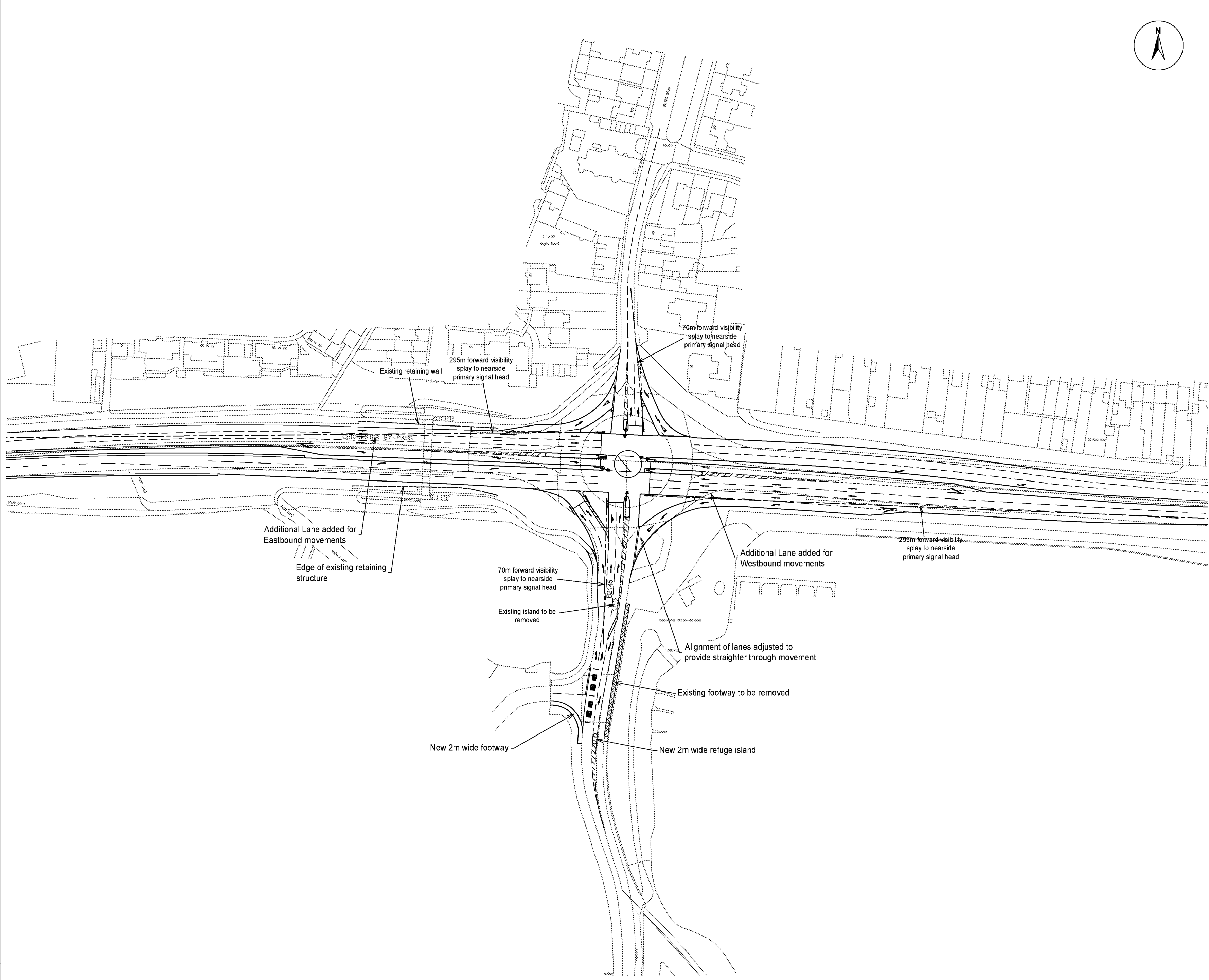
Date: 18 April 2018

Name: Paul Harwood

Position: Regional Lead Spatial  
Planning

Highways England:

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



NOTES

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Key:

----- Highway boundary

|     |                                                 |          |         |         |
|-----|-------------------------------------------------|----------|---------|---------|
| B   | Further A2145 proposals                         | 17.10.17 | AJ      | MRA     |
| A   | Adjust signal positions, islands and stop lines | 9.8.17   | AJ      | MRA     |
| Rev | Description                                     | Date     | Initial | Checked |

140 London Wall  
London, EC2Y 5GN  
T: +44(0)20 7280 3396 E: [transport@rpsgroup.com](mailto:transport@rpsgroup.com)

Client

Hallam Land Management

Project

Sites at Hook Lane/ Pagham Road and Sefter Road, Pagham

Title

Further improvements to the existing signalised scheme at the A27 Whyke Hill Junction

|                |            |              |
|----------------|------------|--------------|
| Status         | Drawn By   | Checked by   |
| Preliminary    | AJ         | MRA          |
| Project Number | Scale @ A2 | Date Created |
| JNY8840        | 1:1250     | 02.08.17     |

|                |     |
|----------------|-----|
| Drawing Number | Rev |
| JNY8840-19     | B   |

|                  |                                                |
|------------------|------------------------------------------------|
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