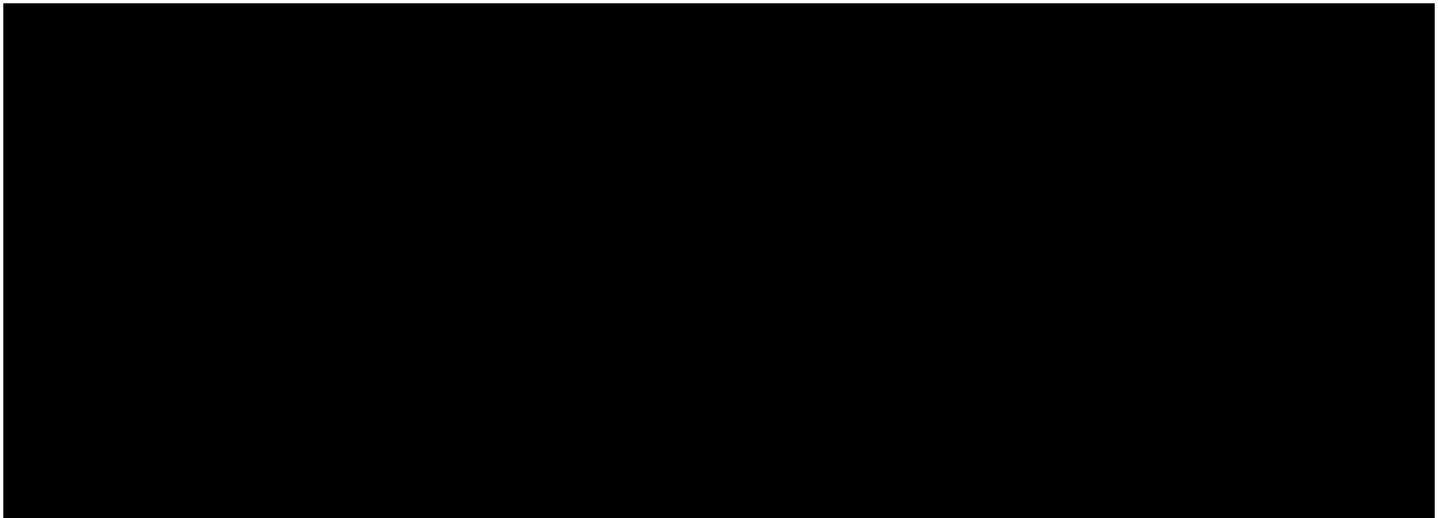
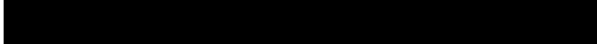
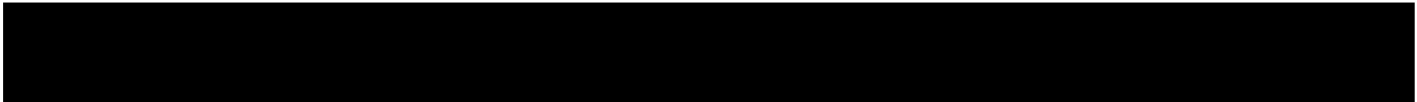


From: Franklin, Richard 
Sent: 08 October 2020 14:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>



Subject: Highways England Response (HE ref. #11198) re. WA/48/19/RES - Land to the East of Fontwell Avenue

For the attention of: Raymond Cole

Planning Application No: WA/48/19/RES

Site: Land to the East of Fontwell Avenue, Fontwell Avenue, Fontwell

Proposal: Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.

Highways England reference: #11198

Dear Mr Cole,

Thank you for your consultation notification of 9 September 2020 regarding amended and new plans in relation to 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.

Further to our previous attached response of 25th February 2020, we have rechecked the application and note that the attached Location Plan within the application documents shows that the application covers the area outlined in red and not the employment area outlined in blue. As such, as per our original response of 21st June 2019, Highways England is satisfied that the reserved matters in this application 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 NPPF2019, particularly paragraphs 108 and 109) in this location and as such we do not have any objections.

However, with regard to the employment area outlined in blue, Highways England will be interested in being consulted on reserved matters for this area, especially in relation to drainage and streetlighting, and in this respect, the applicant should be aware that Highways England will not accept any surface water run off or new connections from the development into the A27 highways drainage system (DfT Circular 02/2013 paragraph 50 applies).

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

[REDACTED]

Regards,

Sent on behalf of Elizabeth Cleaver, Assistant 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>

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

Sent: 09 September 2020 08:11

To: Planning SE [REDACTED]

Subject: #11198 Planning Consultation on: WA/48/19/RES

To: **Highways England**
NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: WA/48/19/RES
Registered: 28th May 2019
Site Address: Land to the East of Fontwell Avenue Fontwell Avenue Fontwell
Grid Reference: 495100 106820
Category: Plan Applicat'n
Description of Works: Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.

I am able to inform you that I have received an amendment to the above application dated 9th September 2020 relating to:- amended and new plans

[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 **8th October 2020**.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Yours sincerely

Raymond Cole

Planning Case Officer- Arun District Council

Telephone: 01903 737598

Email: raymond.cole@arun.gov.uk

PLRECON (COB) 2018

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

DX 57406 Littlehampton

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Highways England Company Limited | General enquiries: [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

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<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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From: Franklin, Richard [REDACTED]
Sent: 25 February 2020 14:01
To: Planning.Responses
Cc: Planning SE; Bown, Kevin; Bowie, David; Cleaver, Elizabeth
Subject: FAO Raymond Cole: Highways England response (our ref 87207) re. WA/48/19/RES - Land to the East of Fontwell Avenue
Attachments: Highways England response: Planning Consultation on WA/48/19/RES - Land to the East of Fontwell Avenue ; ATT00001.txt

For the attention of: Raymond Cole

Planning Application No: WA/48/19/RES

Site: Land to the East of Fontwell Avenue, Fontwell Avenue, Fontwell

Proposal: Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Barnham & Eastergate.

Highways England reference: HAMIS 87207

Dear Mr Cole,

Thank you for your consultation notification of 4 February 2020 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.

Further to our previous attached response, we have reviewed the updated plans and have the following additional comments:

* Having reviewed RCP's Drainage Strategy and SUDS statement (January 2020), we note the introduction states "The purpose of this strategy is currently not to seek to discharge the current planning conditions relating to the surface water and SuDS of the Outline Planning Notice (WA/22/15/OUT) but rather to support the Reserved Matters application and to demonstrate that a surface water drainage solution can feasibly be delivered to support the detailed layout. Further details, including detailed hydraulic calculations, detailed drainage layouts and associated drainage construction details will be developed and submitted as part of a separate and future Discharge of Conditions application". We also note that it does not cover the employment area in the northwest corner of the site adjacent to the Fontwell West roundabout. Therefore, we expect that prior to the commencement of any works on the site hereby permitted, a detailed drainage scheme based on RCP's Drainage Strategy and SUDS statement (January 2020) shall be submitted to and approved in writing by the local planning authority (who shall consult Highways England) before the planning conditions relating to the surface water and SuDS of the Outline Planning Notice (WA/22/15/OUT) can be discharged and that, thereafter the approved scheme shall be implemented as agreed.

* With regard to streetlighting, we note that the plans do not cover the employment area in the northwest corner of the site adjacent to the Fontwell West roundabout, and therefore we expect that prior to the commencement of any works on the site hereby permitted, a detailed lighting scheme shall be submitted to and approved in writing by the local planning authority (who shall consult Highways England) before the planning conditions relating to streetlighting of the Outline Planning Notice (WA/22/15/OUT) can be discharged and that, thereafter the approved scheme shall be implemented as agreed.

If 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>

[REDACTED]

From: Cleaver, Elizabeth [REDACTED]
Sent: 21 June 2019 15:55
To: Planning.Responses
Cc: Planning SE
Subject: Highways England response: Planning Consultation on WA/48/19/RES - Land to the East of Fontwell Avenue

For the attention of: Raymond Cole

Planning Application No: WA/48/19/RES

Site: Land to the East of Fontwell Avenue, Fontwell Avenue, Fontwell

Proposal: Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Eastergate

Highways England reference: HAMIS 84934, Tracker #7919

Dear Mr Cole,

Thank you for your consultation notification of 13 June 2019 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.

The applicant should be aware that Highways England will not accept any surface water run off or new connections from the development into the A27 highways drainage system (DfT Circular 02/2013 paragraph 50 applies). On this basis, the reserved matters in this application do not have an impact upon the safety or operation of the SRN and we do not have any comments or objections.

If you have any queries regarding this response, please contact us at
[REDACTED]

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/>

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Registered in England and Wales No. 9346363

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 13 June 2019 10:06

To: Planning SE [REDACTED]

Subject: Planning Consultation on: WA/48/19/RES

To: **Highways England**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6 - Articles 16 & 18 Consultation before the grant of permission

Approval of Reserved Matters Following Outline Approval

APPLICATION NO: WA/48/19/RES

Registered: 28th May
2019

Site Address: Land to the East of Fontwell Avenue Fontwell Avenue Fontwell

Grid Reference: 495100 106820

Description of Works: Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works - This site also lies within the parish of Eastergate

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by [replying to this email](#) by 18-JUL-19.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Raymond Cole who can be contacted on telephone number 01903 737598.

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

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