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From: Elizabeth Cleaver [redacted]
Sent: 18 September 2026 07:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
[redacted] Simon Davis <Simon.Davis@arun.gov.uk>
Subject: National Highways response: NH/26/17858, WA/82/26/DOC Land East of Wandleys Lane, Fontwell (CTMP)

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For the attention of: Simon Davis

Planning Application No: WA/82/26/DOC

Site: Land East of Wandleys Lane, Fontwell

Proposal: Approval of details reserved by condition under WA/35/23/OUT (Appeal ref: APP/C3810/W/24/3349836) relating to condition 12- Construction Traffic Management Plan.

National Highways Ref: NH/26/17858

Dear Mr Davis

Thank you for your email of 4 September 2026 consulting National Highways on the application referenced above and requesting a response by 18 September 2026.

National Highways 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 National Highways 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 this case, particularly the A27.

Condition 12 of APP/C3810/W/24/3349836 (WA/35/23/OUT) states

> *No development shall commence on the site hereby permitted until the details of a Construction Traffic Management Plan have been submitted to and approved in writing by the local planning authority. Thereafter the construction of the development shall proceed in strict accordance with the approved Construction Traffic Management Plan unless otherwise agreed in writing by the local planning authority.*

The requirement for a Construction Traffic Management Plan (CTMP) as a recommended condition was agreed between National Highways and Stantec (the applicant's transport consultant) in November 2024 in their Statement of Common Ground (SoCG). We note that the Appeal decision notice does not include the Informative that accompanied National Highways recommended condition as per the SoCG. The Informative requested had stated

> *The CTMP shall include details (text, maps and drawings as appropriate) of the scale, timing and mitigation of all construction related aspects of the development. It will include, but is not limited to: site hours of operation; numbers, frequency, routing and type of vehicles visiting the site; travel plan and guided access/egress and parking arrangements for site workers, visitors and deliveries; plus sheeting of loose loads and wheel washing and other facilities to prevent dust, dirt, detritus etc from entering the public highway (and means to remove if it occurs).*

The information currently provided in support of Condition 12 is Drawing number BHW-FNT-CTMP-001 "Construction Traffic Management Plan". The drawing shows a two way traffic route within the site, locations of turning areas and a wheel wash area. This drawing in isolation does not provide the information we require in a CTMP document.

We are aware that the applicant has also submitted Bellway's Construction Management Plan & Site Set Up Plan (CMP & SSP) document dated 18/08/2026 in support of their application to discharge Condition 11 (Construction Management Plan & Site Set Up Plan). Condition 11 was recommended by West Sussex County Council Highways and there is overlap with the information National Highways seeks. Although the CMP & SSP document provides some of the information we require in a CTMP, there are some aspects where we require further details. The CMP & SSP document should be updated to provide the following information:

- Proposed routeing of construction traffic between the A27 and the site. (Any requests for traffic signage on the SRN will need National Highways' approval.)
- Method of travel for construction staff with details of staff Travel Plan (including initiatives such as car sharing scheme).
- Confirmation that all loose loads will be adequately secured and sheeted (not just potential sources of dust)
- The document sets out the anticipated daily vehicle movements during the site prep and infrastructure phase, and the main construction phase. Please clarify the duration of these two phases.
- The document states that a wheel washing facility will be provided at the site access/egress and is intended as a secondary control measure where necessary. Please clarify who will be responsible for inspecting wheels to ensure they are clean before leaving the site.
- Will monitoring of road cleanliness, and as necessary road sweeping, include the public highway outside the site? If any dirt or debris arising from the construction is deposited on the A27, then this must be cleared within 2 hours.

Once agreed, the CMP & SSP document could then be submitted in support of Condition 12 (as well as Condition 11).

In view of our comments above, our formal response is that we recommend that Condition 12 (Construction Traffic Management Plan) of planning permission WA/35/23/OUT (Appeal ref: APP/C3810/W/24/3349836) **is not discharged at this time** because the CMP & SSP document requires further details.

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

Kind regards

Elizabeth Cleaver (she/her/hers) Assistant Spatial Planner
Operations Directorate, South East Region
National Highways | Ground Floor, Building 1000, Cathedral Square, Guildford, Surrey GU2 7YL
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National Highways Limited | General enquiries: [redacted] ***|National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF*** |
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