

[REDACTED]

From: Cleaver, Elizabeth [REDACTED]

Sent: 20 March 2018 15:52

To: Planning.Responses
[REDACTED]

Subject: FAO Mrs A Gardner: Highways England response - WA/88/17/PL - Little Chef Restaurant, Arundel Road, Walberton

For the attention of: Mrs A Gardner

Site: Little Chef Restaurant, Arundel Road, Walberton

Development: External alterations including replacement windows & doors to create new entrance, cladding of external walls & creation of seating area to facilitate new operator (KFC) together with provision of drive-thru lane (use class A3/A5) and single storey extension to Burger King to South

Planning Application No: WA/88/17/PL

Highways England Ref: HAMIS 80773

Dear Mrs Gardner

Thank you for your notification of 7 March 2018 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. The strategic road network 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 is concerned with proposals that have the potential to impact the safe and efficient operation of the strategic road network, in this case the A27 trunk road.

We note that the proposal includes a number of illuminated signs which would be close to the A27 highway boundary. These are shown as numbers 3, 4, 5, 6 and 12 on the applicant's drawing number 217052-A101. In principle, we have no objection to the proposal, but recommend the following conditions below are included in relation to the illuminated signs close to the A27 highway boundary, if you are minded to grant permission.

- (1) Between sunset and sunrise the intensity of the illumination of the signs shall not exceed 300 cd/m²;

- (2) Between sunrise and sunset the intensity of the illumination of the signs shall not exceed 600 cd/m²;
- (3) Signs shall be fitted with a light intensity monitoring sensor to ensure the illuminance intensity is dimmable to take account of ambient light conditions and comply with the maximum recommended lighting intensity;
- (4) The signs shall not display any moving, or apparently moving, images.

I hope this is helpful. If you have any queries please come back to us at

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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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: Mrs A Gardner)
planning.responses@arun.gov.uk

CC:

Council's Reference: WA/88/17/PL

Location: Little Chef Restaurant, Arundel Road, Walberton

Proposal: External alterations including replacement windows & doors to create new entrance, cladding of external walls & creation of seating area to facilitate new operator (KFC) together with provision of drive-thru lane (use class A3/A5) and single storey extension to Burger King to South

HEPR Ref: 80773

Referring to the notification of a planning application referenced above received by Highways England on 7 March 2018, 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~~

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 16-01) January 2016

~~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.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 4 Spatial Planning Team) and is copied to the Department for Transport as per the terms of our Licence.

We note that the proposal includes a number of illuminated signs which would be close to the A27 highway boundary. These are shown as numbers 3, 4, 5, 6 and 12 on the applicant’s drawing number 217052-A101. In principle, we have no objection to the proposal, but recommend the conditions in Annex A below are included in relation to the illuminated signs close to the A27 highway boundary, if your Council is minded to grant permission.

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 2015, via

[REDACTED]

Signature: [REDACTED]	Date: 20 March 2018
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.

Annex A Highways England recommended Planning Conditions

We recommend that the following conditions be attached to any permission granted in relation to sign numbers 3, 4, 5, 6 and 12 as indicated on the applicant's drawing number 217052-A101.

- (1) Between sunset and sunrise the intensity of the illumination of the signs shall not exceed 300 cd/m²;
- (2) Between sunrise and sunset the intensity of the illumination of the signs shall not exceed 600 cd/m²;
- (3) Signs shall be fitted with a light intensity monitoring sensor to ensure the illuminance intensity is dimmable to take account of ambient light conditions and comply with the maximum recommended lighting intensity;
- (4) The signs shall not display any moving, or apparently moving, images.

Reason: This is to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.