

Land off Fryatts Way, Bexhill, East Sussex

Statement of Common Ground on Highways and Transport Matters

Between the Appellant and National Highways

A115791

25th November 2022

LPA Ref: RR/2021/1656/P

PINS Ref: APP/U1430/W/22/3304805

1.0 Introduction

- 1.1 This Transport Statement of Common Ground (SoCG) has been prepared by Tetra Tech on behalf of Gladman Developments Limited (GDL) and has been agreed with National Highways, in relation to the appeal by GDL ('the Appellant') against the non-determination of planning application on Land off Fryatts Way ('RR/2021/1656/P' or the 'appeal site') by the local planning authority, Rother District Council (RDC). It sets out the agreed position between the parties.
- 1.2 This SoCG has been jointly prepared by the Appellant and National Highways and sets out the factual background to the appeal and those matters on which we agree.
- 1.3 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).
- 1.4 The application sought permission for: up to 210 residential dwellings (including 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water mitigation, vehicular access point and associated ancillary works. All matters reserved with the exception of access.
- 1.5 The application was considered by RDC's Planning Committee on 8th March 2022 with an officer recommendation for approval. RDC's Decision Notice was issued on 18th March 2022 and included two Reasons for Refusal (RfR).
- 1.6 The full RfR are provided as core documents.

1.7 Further to the RfR provided by the Planning Authority, National Highways (Rule 6 status) have objected to the proposals on the following basis:

'The appellant has not demonstrated that there will not be an adverse impact on the safe and efficient operation of the strategic road network in this case the A259 trunk road'

1.8 The highway evidence on behalf of the Appellant sought to demonstrate the proposals were acceptable in terms of impacts on the strategic road network.

1.9 Notwithstanding the above, the Appellant have used the time since the submission of the evidence to undertake substantial positive ongoing working with National Highways to see if their stated concerns could be addressed. That included the submission of additional traffic assessments which has overcome the National Highways objection.

2.0 Agreement

2.1 It is agreed that:

- i. Notwithstanding the Appellant's previous position that the development will not result in any unacceptable impacts on the Strategic Highway Network, further work by the Appellant has addressed National Highways concerns and informed the need for planning conditions. Accordingly, in order to make the development proposals acceptable to National Highways the following planning conditions should be imposed on any consent that the Inspector is minded to grant:-

1. No more than 50% of the dwellings shall be occupied until the scheme of works at Little Common (A259) roundabout shown on (Arden Consulting Engineers) drawing 180300-003 Revision F has been implemented and opened to all traffic.

Reason: To ensure that the A259 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.

2. No more than 50% of the dwellings shall be occupied until the scheme of works at the Bexhill Leisure Centre (A269)/King Offa Way (A259) junction shown on (Prime Transport Planning) drawing P18063-004 has been implemented and opened to all traffic.

Reason: To ensure that the A259 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.

3. No more than 50% of the dwellings shall be occupied until the junction improvement works at the Little Common Road (A259)/Broadoak Lane junction shown on (Tetra Tech) drawing 7840A115791-TTE-00-XX-PL-D-002 Revision P01 have been implemented and opened to all traffic.

Reason: To ensure that the A259 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.

- 2.2 The drawings referred to above are attached at Appendix A.
- 2.3 We confirm that this statement accurately reflects the agreed position between Patrick Blake of National Highways and Luke Regan of Tetra Tech (on behalf of Appellant) on the strategic road network issues associated with the proposed development.
- 2.4 With this position now agreed, National Highways no longer require Rule 6 status and with the permission of the Inspector, wish to withdraw from the inquiry.

Signed



Luke Regan
Associate Director
Tetra Tech

25/11/2022

Signed

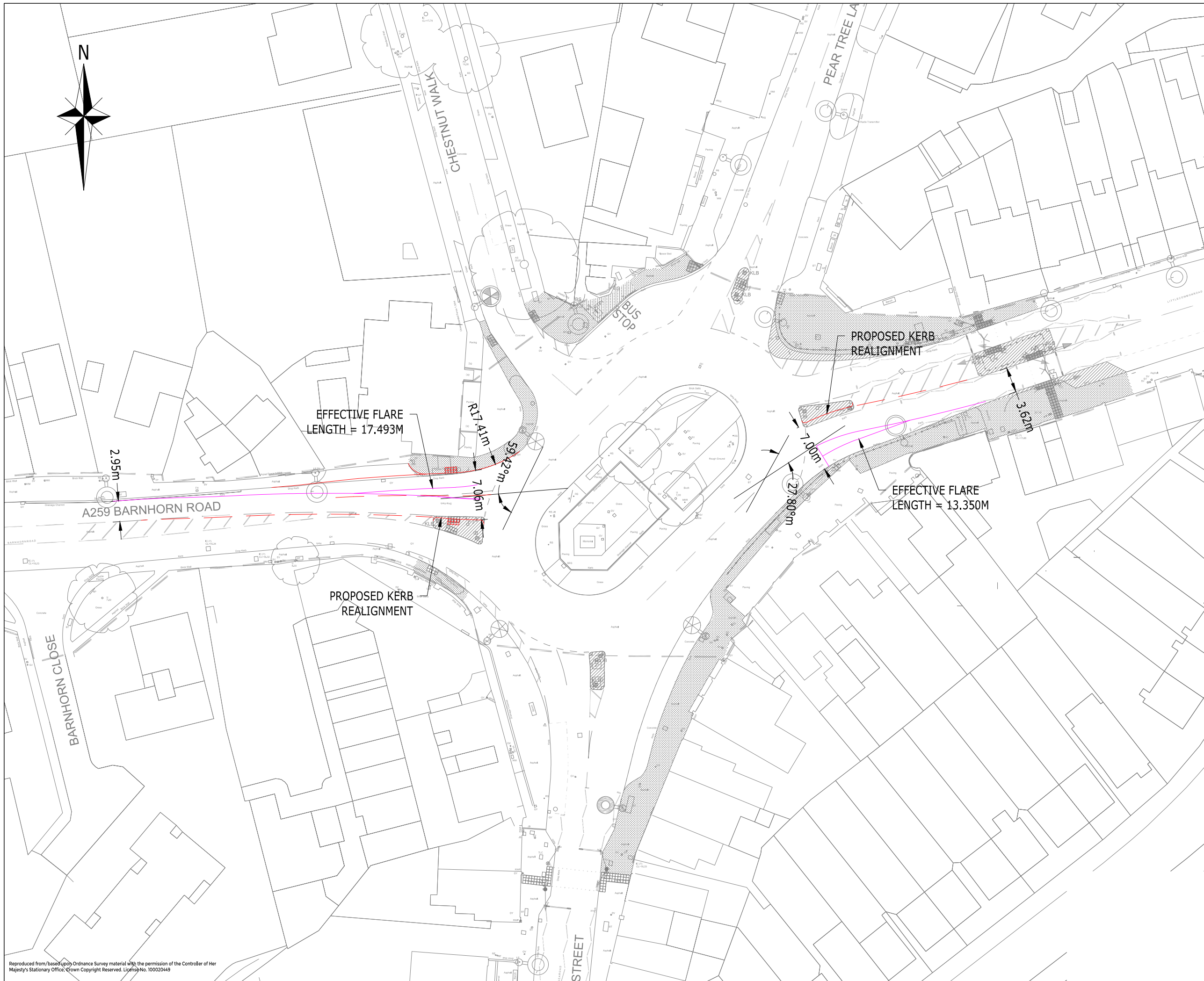


Patrick Blake
**Spatial Planning
Manager**
National Highways

25/11/2022

Appendices

Appendix A – Highway Mitigation Drawings



NOTES

- 1) DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- 2) ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
- 3) CONSENTED ROUNDABOUT LAYOUT INDICATIVELY RECREATED USING PBA'S DRAWING NUMBER 33228/2002/03/001 REVISION P.
- 4) ICD DIMENSIONS PROVIDED BY HIGHWAYS ENGLAND.

KEY

PROPOSED IMPROVEMENTS —

PRELIMINARY

F	MAPPING AND HE MEASUREMENTS INCLUDED	AG	PR	ATB	04.06.19
E	REVISED IMPROVEMENT SCHEME	AG	PR	ATB	09.05.19
D	REVISED BASE ROUNDABOUT LAYOUT INCLUDED	AG	PR	ATB	12.04.19
C	REVISED FURTHER TO HIGHWAYS ENGLAND COMMENTS	AG	PR	ATB	15.03.19
B	REVISED FURTHER TO HIGHWAYS ENGLAND COMMENTS	AG	ATB	SJH	06.02.19
A	CLIENT DETAILS REVISED	AG	ATB	SJH	08.11.18
Rev	Description	Drn	Chk	App	Date

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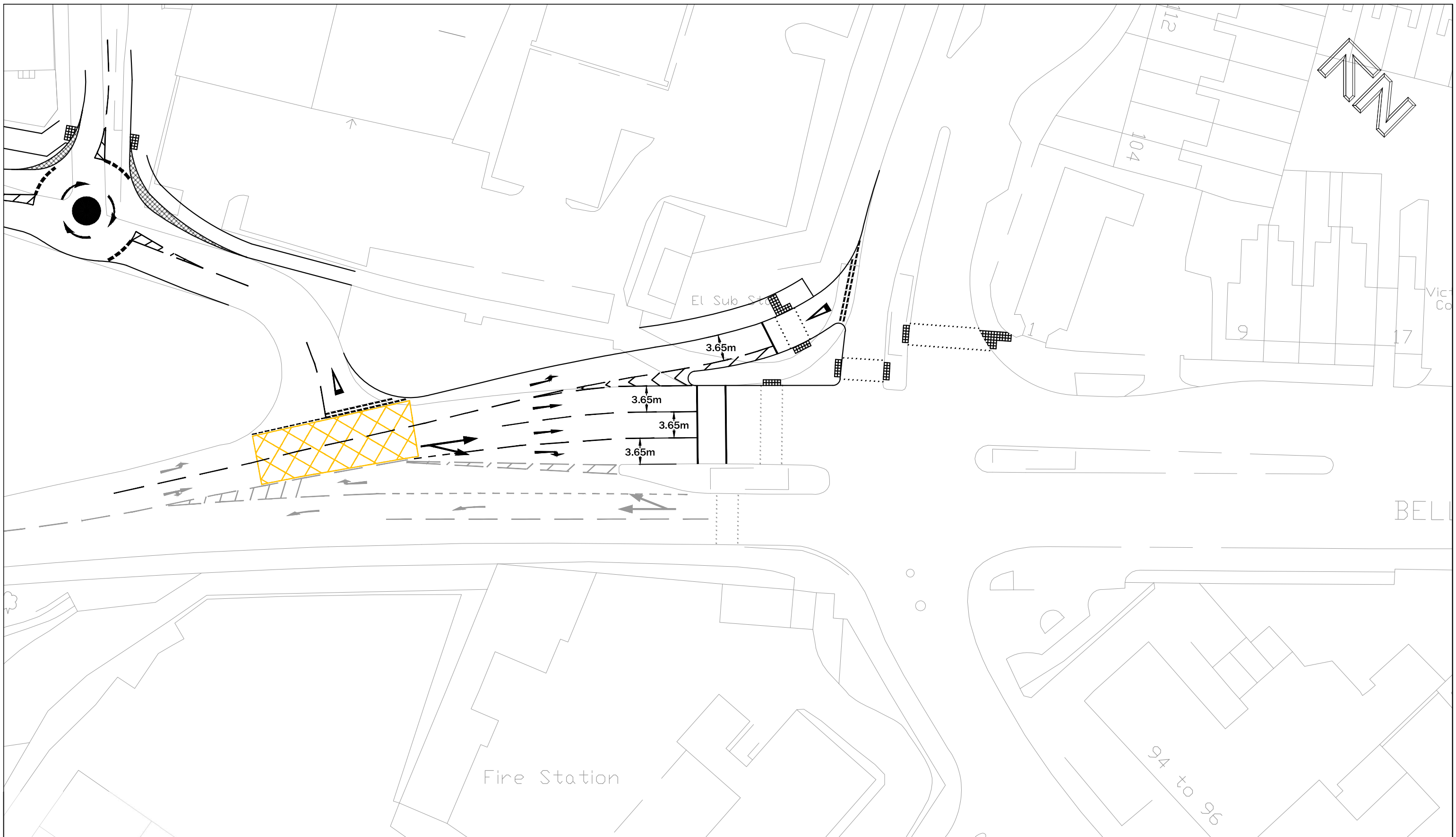
Client
BELLWAY HOMES LIMITED

Project Title:
CLAVERING WALK, BEXHILL-ON-SEA

Drawing Title:
PROPOSED IMPROVEMENT SCHEME AT LITTLE COMMON ROUNDABOUT

A3 Scale	Date	Designed by
1:500	30.10.18	AG
Drawn by	Checked by	Approved by
AG	ATB	SJH
Drawing Number	Rev	
180300-003	F	

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Rev	Date	By	Revision notes
*	*	*	*
INFORMATION			

Project	BEXHILL LEISURE DESTINATION
Title	POTENTIAL A259/ A269 SIGNALISED JUNCTION MITIGATION

Drawn by VB	Issue date 13 JUN 2019
Scale(s) 1:500 @ A3	
Drawing No P18063-004	

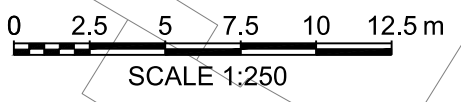


Shelter

BROADOAK LANE

LITTLE COMMON ROAD

White Hill House



Notes

1. This drawing should be read in relation to the subject of the title only. Other information shown on the drawing is to be considered indicative only. References should be made to appropriate drawing series/specifications for other information.
2. All dimensions are in metres unless specified otherwise
3. This drawing is based on OS Mapping. Tetra Tech does not take responsibility for any discrepancies.


Key:

- Proposed new Kerb Line Alignment
- - - Adopted Highway Boundary

PRELIMINARY ISSUE

Rev	Description	Date	PT	MT	LR
P01	PRELIMINARY FIRST ISSUE	23/11/22			

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Client
GLADMAN DEVELOPMENTS LTD

Project Name
BEXHILL, FRYATTS WAY

Sheet Title
LITTLE COMMON ROAD AND BROADOAK LANE
JUNCTION PROPOSED MITIGATION LAYOUT

TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @ As Shown	Suitability SD
A115791	PT	Nov '22	MT	Nov '22	LR	Nov '22	A3	S0
Client Project Number		Originator	Volume/System Level/Location	Type/Code	Role	Number	Revision	
A115791 - TTE		- 00	- XX	- DR	- CH	- 002	P01	

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