

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 May 2018 08:47
To: Planning Scanning
Subject: FW: AL/44/18/RES - Oldlands Farm, Steyning Way, Bersted, PO22 9NW - FAO Mr D Easton

From: Fisher, Rachael [REDACTED]
Sent: 29 May 2018 12:09
To: Planning.Responses
Cc: Bowie, David; Planning SE; Bradley, Alistair
Subject: AL/44/18/RES - Oldlands Farm, Steyning Way, Bersted, PO22 9NW - FAO Mr D Easton

For the attention of: Mr D Easton

Site: Oldlands Farm, Steyning Way, Bersted, PO22 9NW

Proposal: Application for all reserved matters following outline consent AL/58/15/OUT (Hybrid Application) for up to 20,453 sqm of B2 general industrial floorspace together with B8 warehousing & distribution floorspace (as amended by subsequent Variation of Conditions 11, 12 & 37)

Planning Application No: AL/44/18/RES

Tracker Number: #5089

Dear Mr Easton,

Thank you for your letter dated 03 May 2018, inviting Highways England to comment on the above planning application and indicating that a response was required by 07 June 2018.

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. We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case, particularly the A27 in the vicinity of the Fontwell Roundabout.

Having examined the above application, I can confirm that Highways England has no objection, in principle, to the approval of Conditions 9,13, 18, 21, 22, 31 and 35, as attached to outline consent AL/58/15/OUT.

However, we note that Condition 3 – that *No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council Highways* – remains unresolved. When submitted, we would welcome consultation on the plan.

We also note that Condition 12 - that *The development hereby permitted shall not exceed a total quantum of 17,453m² B2 floorspace only, and shall not include any B8 floorspace* – is exceeded by the current proposals. We consider that this increase will result in an increase in vehicle trip generation. We therefore require that revised data and assessment is provided as, as outlined in previous correspondence relating to the site, the A27 / A29 Fontwell Avenue junction and the A27 / A259 Bognor Road roundabout are both sensitive to even small changes in peak hour traffic flows and congestion levels are already considered significant. We would also require that the proposed mitigation is demonstrated to be able to cope with any increased demand.

I trust that the above is of assistance. If you have any queries regarding our response, please do not hesitate to contact us.

Kind regards,

Sent on behalf of David Bowie Area 4 Spatial Planning Team

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

Mobile: 01483 711100 / 0800 800 100

Web: <http://www.highways.gov.uk>

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

Sent: 03 May 2018 14:35

To: Planning SE

Subject: #5089 Planning Consultation on: AL/44/18/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: AL/44/18/RES

Registered: 11th April
2018

Site Address: Oldlands Farm Steyning Way Bersted PO22 9NW

Grid Reference: 494384 101415

Description of Works: Application for all reserved matters following outline consent AL/58/15/OUT (Hybrid Application) for up to 20,453 sqm of B2 general industrial floorspace together with B8 warehousing & distribution floorspace (as amended by subsequent Variation of Conditions 11, 12 & 37).

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 07-JUN-18.

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 Mr D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>
NLPG UPRN 100062237016
DX 57406 Littlehampton

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Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

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