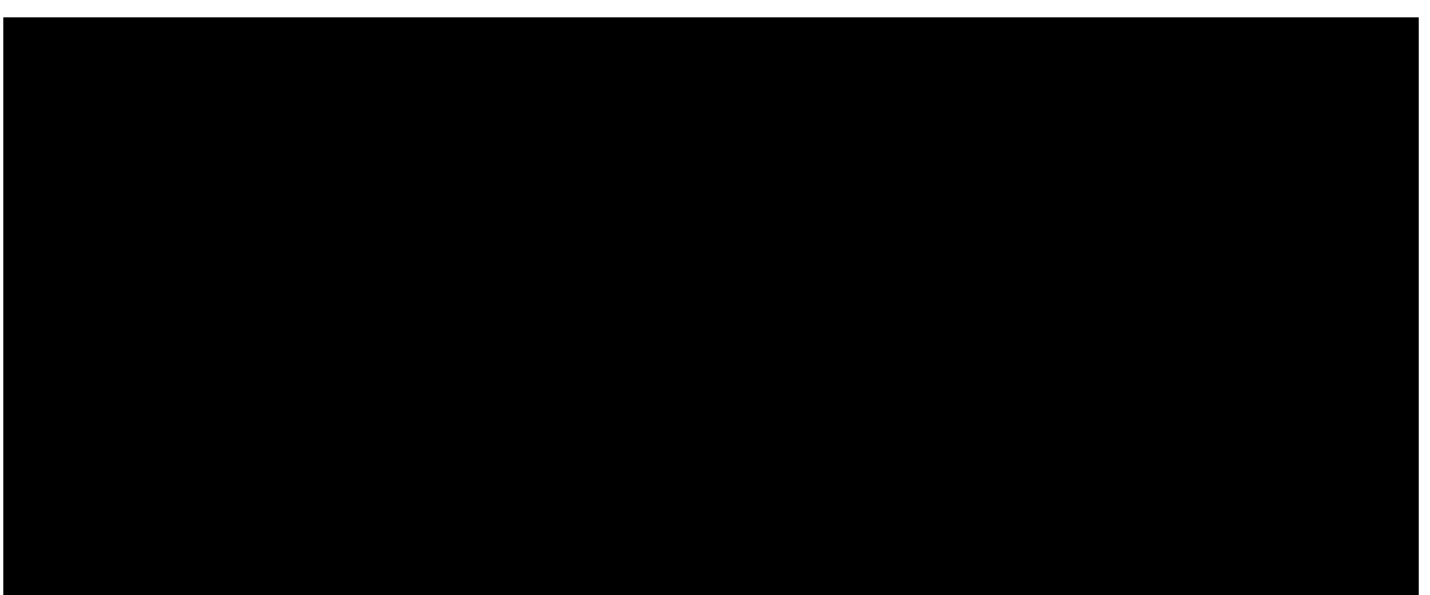




From: Bowie, David [REDACTED]
Sent: 06 July 2015 17:02
To: Neil Crowther
Cc: Cleaver, Elizabeth; SE NDD BMT; Johnson, Zoe; Morgan, Samantha
Subject: Land at Oldlands Farm Planning App AL/58/15/OUT

Dear Neil,

Thank you for consulting Highways England on Planning Application No.AL/58/15/OUT Land at Oldlands Farm Steyning Way Bersted PO22 9NW – Outline planning application with all matters reserved for the development of the site to provide up to 20,453 m² of B2 General Industrial floorspace together with B8 warehousing and distribution floorspace. This being a departure from the Development Plan.

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 Strategic Road Network (SRN) in this case the A27 particularly the Bognor Road roundabout with the A259 and the Fontwell roundabout with the A29. Both junctions are sensitive to even small changes in peak hour flows and therefore any planning application which has likely impacts to these junctions should robustly consider such matters.

The Transportation Assessment supporting this application does not consider any potential impacts to the operation of the A27 roundabouts mentioned above and this should be included. In addition, I am concerned that the selection of sites making up the TRICs estimated trip generation may not be sufficiently robust along with the trip assignment on the network. With this in mind I would respectfully request that the council refrains from granting any permissions (if minded) until such time as these matters can be determined and agreed. You have my assurance that we will actively work with the applicant to resolve these issues as quickly as possible and to this end it would be useful to me to understand your timeframes as to when the council are hoping to determine this application.

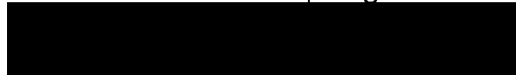
I trust that this is acceptable to you and I attach our formal response at this time.

Regards

David

David Bowie

Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close,
Guildford GU1 4LZ | Registered in England and Wales No. 9346363



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Developments Affecting Trunk Roads and Special Roads

Highways England Response & Formal Recommendation to an Application for Planning Permission

From: Divisional Director, Network Delivery and Development, Area 4 Region, Highways England.

To: Arun District Council

CC: [REDACTED]

Council's Reference: AL/58/15/OUT

Referring to the notification of a planning application dated 15th June 2015 referenced above, in connection with the Land at Oldlands Farm, Steyning Way Versted PO22 9NW, 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 – non determination);
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Should you decide to not accept this Recommendation you have 21 days to make a challenge, through referral to the Secretary of State for Transport (SoSfT).

Signed by

Date: 06/07/2015

Signature: pp [REDACTED]

Name: Peter Philips

Position: Asset Manager

Highways England:

Bridge House, 1 Walnut Tree Close, Guildford, Surrey, GU1 4LZ