

From: Amanda Scholes on behalf of Planning.Responses
Sent: 03 November 2021 08:46
To: Planning Scanning
Subject: FW: National Highways response: AL/87/21/PL, Oldlands Farm, Newlands Road, Bognor Regis
Attachments: FAO Case Officer Brenda Louisy-Johnson: Highways England HOLDING RECOMMENDATION (our ref 91812#13712 re application AL/87/21/PL Oldlands Farm Newlands Road Bognor Regis PO22 9FJ)

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From: Claire Potts [REDACTED]
Sent: 02 November 2021 09:14
To: Planning.Responses [REDACTED]
Subject: FW: National Highways response: AL/87/21/PL, Oldlands Farm, Newlands Road, Bognor Regis

Please can the response below from National Highways be uploaded to the file.

Thanks

Claire

Claire Potts MRTPI, BSc, MSc, MSc
Strategic Development Team Leader



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From: Cleaver, Elizabeth [REDACTED]
Sent: 01 November 2021 21:04
To: Claire Potts [REDACTED]; Planning [REDACTED]
Cc: Planning SE [REDACTED]; Spatial Planning [REDACTED]
Subject: National Highways response: AL/87/21/PL, Oldlands Farm, Newlands Road, Bognor Regis

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For the attention of: Claire Potts

Planning Application No: AL/87/21/PL

Site: Oldlands Farm, Newlands Road, Bognor Regis PO22 9FJ

Proposal: Erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. This site may affect listed buildings, may affect the character & appearance of the Shripney Conservation Area, is a Departure from the Development Plan, affects a Right of way & is in CIL Zone SP3 (Zero Rated) as other development.

National Highways' Ref: HAMIS 91872; Tracker #15044

Dear Ms Potts

Thank you for your email of 11 October 2021 notifying National Highways (formerly known as Highways England) of an amendment to the application referenced above.

We note that the proposed amendments relate to the internal layout and site arrangement with no alteration to the development quantum. We have reviewed the updated Transport Assessment (dated September 2021) which has updated the layout drawings in appendices A and B but otherwise is unchanged from the Transport Assessment we previously reviewed (dated June 2021). As such, the concerns we raised in our previous response of 4 August 2021 have not yet been addressed.

We are unable to review the Construction Environment Management Plan shown on your planning portal, because the link returns the error message 'file not found!'.

Our position on this planning application remains unchanged from our (as Highways England) formal response of 4 August 2021 (attached for ease of reference). We continue to recommend that your Council does not determine this application, other than a refusal, until such time as we have received and assessed the required information set out in our response of 4/8/21 because of the potential for harm to the strategic road network.

If you have any questions regarding our response, please contact us at planningse@highwaysengland.co.uk

Kind regards,

Elizabeth Cleaver, Assistant Spatial Planning Manager

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

Web: <http://nationalhighways.co.uk/>

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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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