

From: Bowie, David [REDACTED]
Sent: 18 November 2021 21:04
To: Claire Potts <Claire.Potts@arun.gov.uk>
Cc: Planning SE [REDACTED] Cleaver, Elizabeth
[REDACTED] Bown, Kevin [REDACTED] Spatial Planning
[REDACTED] SouthEast_HESPA [REDACTED]
[REDACTED]
Subject: National Highways response: AL/87/21/PL, Oldlands Farm, Newlands Road, Bognor Regis

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

For the attention of: Claire Potts

: 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.

Highways England Ref: HAMIS NUMBER 91872, TRACKER NUMBER #15208

Dear Claire,

Thank you for your communication with National Highways (formerly Highways England) dated 2 November with regard to planning application no. AL/87/21/PL Oldlands Farm Newlands Road Bognor Regis PO22 9FJ.

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). 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. National Highways will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case the A27 Trunk Road through Arun and Chichester.

Having reviewed the additional technical note produced by the applicants consultants Vectos ref no. 194663-137/N02 October 2021 'Oldlands Farm, Bognor Regis HE Response Note' we agree that there will be additional traffic impacts over and above those originally determined from this site. Whilst Vectos advise that they consider that the impacts at the affected junctions of the A27, namely Bognor Road Roundabout, Nyton Road (Crocker Hill) junction and the A29 Fontwell Avenue Roundabout, are not severe we fundamentally disagree with their position on this. All three junctions are already severely over capacity with long delays experienced at each. Additional impacts at these junctions simply add to the back of existing queuing in the peak

periods and are therefore severe in themselves. Accordingly, these impacts will need to be mitigated to a 'nil detriment' scenario. We expect that such mitigation will involve minor kerb realignments and widening to the original schemes and as these additional trips will impact each of the junctions in a similar way to the strategic housing allocations we recommend that contributions are obtained for each of the junctions as follows:

- A27 Bognor Road Roundabout £17,733
- A27/A29 Fontwell Avenue Roundabout £4,000 and
- A27 Nyton Road junction £1,240

These contributions are derived from Tables 30 & 31 of the Enterprise Bognor Regis Transport Review 2017 against the additional number of trips predicted at each junction from the Vectos report No. 194663-137/N02 October 2021 'Oldlands Farm, Bognor Regis HE Response Note' Table 3.

In the event that the applicant is not agreeable to our recommendation then the applicant will need to assess each junction and provide a suitable 'nil detriment' mitigation for each which shall be agreed with us and delivered prior to the development being brought into use. Should this be the case you should immediately advise us so that we can continue our discussions with the applicant. In that scenario the Council should be advised that if it is decided to approve this application then it will be dependant upon agreement of highways matters with ourselves.

I trust that the above is clear and of assistance and I am happy to discuss further if required. I attach our formal NHPR response along with the associated documents which have been used to derive the required contributions.

Kind regards

David
David Bowie
Area 4 Spatial Planning Manager (Acting)

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

Web: <http://www.highwaysengland.co.uk>

Please note that for the foreseeable future we are all working from home. All meetings will be via telephone, Skype or similar. We will continue to seek to work to our statutory and other deadlines. In case of IT or other issues, as a precaution, please copy all emails to [REDACTED] Thank you.

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

Highways England Company Limited | [REDACTED] | **National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF** |
<https://www.gov.uk/government/organisations/highways-england> | [REDACTED]

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.



National Highways Planning Response (NHPR 21-09)
Formal Recommendation to an Application for Planning Permission

From: Nicola Bell (Regional Director)
Operations Directorate
South East Region
National Highways
[REDACTED]

To: Arun District Council FAO Claire Potts
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: AL/87/21/PL

Location: 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: 91872, #15208

Referring to the consultation on a planning application dated 2 November 2021 referenced above, in the vicinity of the A27 that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- a) offer no objection* (see reasons at Annex A);

**on the basis that National Highways receive written confirmation that the Planning Authority will collect a contribution towards the agreed Local Plan A27 highway mitigations for the following junctions:*

- A27 Bognor Road Roundabout £17,733
- A27/A29 Fontwell Avenue Roundabout £4,000 and
- A27 Nyton Road junction £1,240

These contributions are derived from Tables 30 & 31 of the Enterprise Bognor Regis Transport Review 2017 against the additional number of trips predicted at each junction from the Vectos report No. 194663-137/N02 October 2021 'Oldlands Farm, Bognor Regis HE Response Note' Table 3.

National Highways Planning Response (NHPR 21-09) September 2021

~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A — National Highways recommended Planning Conditions & reasons);~~

~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~

~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is/is not relevant to this application.¹

This represents National Highways formal recommendation (*prepared by the Area 4 Spatial Planning Team*) and is made available to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via [REDACTED] and may not determine the application until the consultation process is complete.

The Local Planning authority must also copy any consultation under the 2018 Direction to [REDACTED]

Signature: [REDACTED]	Date: 18 November 2021
Name: Elizabeth Cleaver	Position: Assistant Spatial Planning Manager
National Highways Bridge House 1 Walnut Tree Close Guildford GU1 4LZ	

¹ Where relevant, further information will be provided within Annex A.

² As announced on 19 August 2021 Highways England became National Highways; although our roles and responsibilities remain largely unchanged and our branding will transition over a period of time.