

[REDACTED]

From: [REDACTED]
Sent: 08 June 2018 13:05
To: Planning.Responses
Cc: Planning SE; Bowie, David; Cleaver, Elizabeth
Subject: RE: #5239 Please find attached amendment on planning application Ref: A/11/17/OUT

Dear Claire,

Thank you for your consultation of 30 May 2018 below advising us of additional plans associated with application A/11/17/OUT.

Having reviewed the updated information, our previous position as attached remains unchanged.

If you have any queries regarding this matter, please contact us at
PlanningSE@highwaysengland.co.uk.

Regards,
Sent on behalf of Elizabeth Cleaver, Assistant Spatial Planning Manager

Richard Franklin
Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close,
Guildford GU1 4LZ | Registered in England and Wales No. 9346363
Web: www.highwaysengland.co.uk

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 30 May 2018 14:50
To: Planning SE
Subject: #5239 Please find attached amendment on planning application Ref: A/11/17/OUT

To: **Highways England**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION **A/11/17/OUT**
NO:

Registered: 18-JAN-17
Site Address: Land south of New Road (A259) & East of Brook Lane
Angmering

Grid Reference:

Category: Plan Applicat'n

Description of Works: Hybrid Application to include Full planning permission for a retail unit (Class A1) comprising 1,487sqm with associated access, car parking, servicing, landscaping & associated works & Outline planning permission with some matters reserved (scale & appearance) for public house (Class A4) comprising 581sqm (resubmission following A/23/15/OUT). This application is a Departure from the Development Plan.

I am able to inform you that I have received an amendment to the above application dated 24th May 2018 relating to:- additional plans

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 28th June 2018.

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.

[Click here to make further comments](#)

The officer dealing with this application is Claire Potts who can be contacted on telephone number 01903 737698.

Thanking you in anticipation

Planning Case Officer

pmac21_email

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

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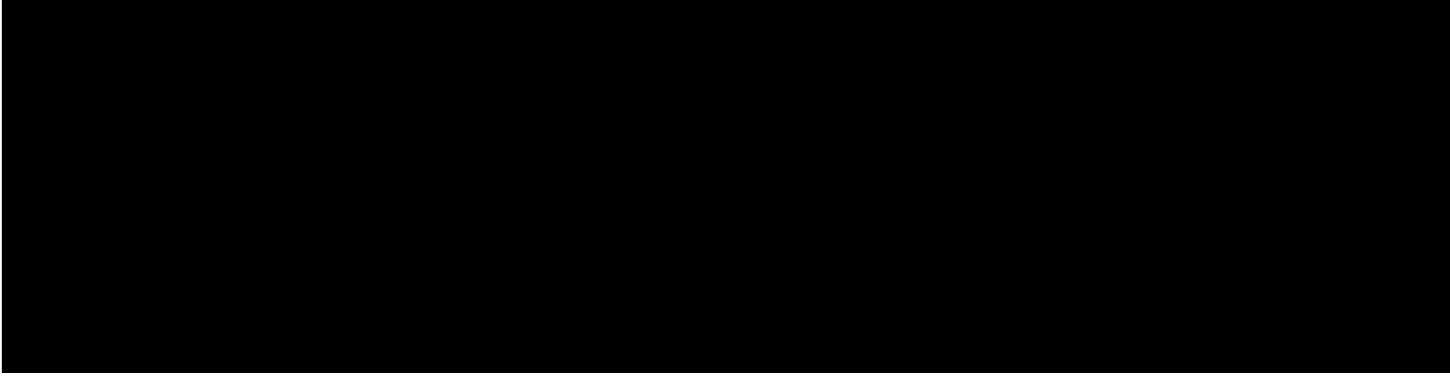
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Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

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

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For the attention of: Claire Potts

Site: Land south of New Road (A259) & East of Brook Lane, Angmering

Description: Hybrid Application to include Full planning permission for a retail unit (Class A1) comprising 1,487sqm with associated access, car parking, servicing, landscaping & associated works & Outline planning permission with some matters reserved (scale & appearance) for public house (Class A4) comprising 581sqm (resubmission following A/23/15/OUT).

Planning Application No: A/11/17/OUT

Highways England Ref: HAMIS 76808

Dear Ms Potts

Thank you for your consultation of 25 January 2017 regarding the above application.

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 SRN, in this case the A27.

Having examined the above application, we are satisfied that on the basis of the information supplied, trips generated will be of a level and distribution that will not materially affect the safety and/or operation of the SRN. Therefore we do not offer any objections or requirements relating to the proposal. I attach our formal response.

Kind regards,

Elizabeth Cleaver, Assistant Spatial Planning Manager

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

Tel: 0300 470 1064

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

GTN: 0300 470 1064



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Simon Jones (Divisional Director),
Network Delivery and Development
South East Region
Highways England.
PlanningSE@highwaysengland.co.uk

To: Arun District Council – Case Officer Claire Potts
planning.responses@arun.gov.uk

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: **A/11/17/OUT**

Location: Land south of New Road (A259) & East of Brook Lane Angmering

Proposal: Hybrid Application to include Full planning permission for a retail unit (Class A1) comprising 1,487sqm with associated access, car parking, servicing, landscaping & associated works & Outline planning permission with some matters reserved (scale & appearance) for public house (Class A4) comprising 581sqm (resubmission following A/23/15/OUT).

Referring to the planning application referenced above, received by Highways England on 25 January 2017, in the vicinity of the A27 that forms part of the strategic road network, 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 – further assessment required);~~

Highways England Planning Response (HEPR 16-01) January 2016

~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B that requires consent to be obtained from the strategic highways company for the construction, formation or laying out of any access to or from a trunk road in England ~~is~~ / is not relevant to this application.¹

=====

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.

This application has been assessed by the Highways England South East Region Spatial Planning Team. This HEPR form represents Highways England's formal recommendation regarding the application. It is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

Signature: 	Date: 3 February 2017
Name: Elizabeth Cleaver	Position: Assistant Spatial Planning Manager
Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ 	

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