

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 06 September 2017 08:42
To: Planning Scanning
Subject: FW: FAO Case Officer Michael Eastham: Highways England Planning Response: BE/102/17/OUT Salt Box Field, Land Off Rowan Way, Bersted, PO22 9NW
Attachments: 20170905-HE-re-Arun-BE102-17-OUT_C01D43A9.pdf

From: Bown, Kevin [REDACTED]
Sent: 05 September 2017 18:23
To: Planning.Responses
Cc: Planning SE; growthandplanning; transportplanning@dft.gsi.gov.uk
Subject: FAO Case Officer Michael Eastham: Highways England Planning Response: BE/102/17/OUT Salt Box Field, Land Off Rowan Way, Bersted, PO22 9NW

For the attention of: Michael Eastham

Planning Application No: BE/102/17/OUT

Site: Salt Box Field, Land Off Rowan Way, Bersted, PO22 9NW.

Development: Hybrid application comprising Outline application for development of employment units, warehouse, hotel, 2No. drive-thru units, public house, gym plus engineering works, landscaping & associated works. Full application for a Warehouse (class B8), fuel island, car parking, access roads with new entrance from Shripney Road plus engineering works, open space, landscaping & associated works. Departure from the Development Plan.

Highways England Ref: HAMIS 78827.

Dear Mr Eastham,

Thank you for your consultation of 16 August 2017 regarding the above application seeking a response no later than 14 September.

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 note that Highways England were not consulted with regard to the Transport Assessment methodology, and that evidence to back up the trip distribution has not been provided. Having assessed the evidence provided we do not entirely agree with the Transport Assessment methodology. However, we note that the proposed development is a Strategic Employment Site (number 1) within the emerging Arun Local Plan, and

the site's trips assessed within the associated Arun Transport Study are higher than those included in the supporting Transport Assessment for this application. Likewise, while there has been good progress to-date, not all matters regarding the Local Plan and the Arun Council led "Managed Approach" to co-ordinating and delivering the required SRN mitigation have been agreed. Therefore, as part of the Managed Approach it is for the Council to determine and, as appropriate negotiate, any proportionate contribution from this application towards the improvements at the Bognor Road Roundabout on the A27 Chichester Bypass. And on this basis Highways England offers no objection to the application and enclose our HEPR form to this effect.

Should you have any queries regarding this matter please contact us.

Regards

Kevin Bown, Spatial (Town) Planning Manager BSc(Hons) MPhil CMS MRTPI

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

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

Safe roads, reliable journeys, informed travellers

Highways England: operating, maintaining and improving the strategic road network in England.

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

Sent: 16 August 2017 15:19

To: Planning SE

Subject: #3441 Planning Consultation on: BE/102/17/OUT

To: **Highways England**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015

- Article 5 - Articles 16 & 18 Consultation before the grant of permission

Outline Consent

APPLICATION **BE/102/17/OUT**

NO:

Registered: 15th August
2017

Site Address: Salt Box Field Land Off Rowan Way Bersted PO22 9NW

Grid Reference:

Description of Works: Hybrid application comprising Outline application for development of employment units, warehouse, hotel, 2No. drive-thru units, public house, gym plus engineering works, landscaping & associated works. Full application for a Warehouse (class B8), fuel island, car parking, access roads with new entrance from Shripney Road plus engineering works, open space, landscaping & associated works.

Departure from the Development Plan.

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 14-SEP-17.

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 Michael Eastham who can be contacted on telephone number [REDACTED]

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

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

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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 – Michael Eastham
planning.responses@arun.gov.uk

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

Council's Reference: BE/102/17/OUT

Location: Salt Box Field, Land Off Rowan Way, Bersted, PO22 9NW.

Proposal: Hybrid application comprising Outline application for development of employment units, warehouse, hotel, 2No. drive-thru units, public house, gym plus engineering works, landscaping & associated works. Full application for a Warehouse (class B8), fuel island, car parking, access roads with new entrance from Shripney Road plus engineering works, open space, landscaping & associated works. Departure from the Development Plan.

HEPR Ref: 78827

Referring to the notification of a planning application dated 16 August 2017 referenced above, 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*

**This is on the basis that having examined the above application, we note that Highways England were not consulted with regard to the Transport Assessment methodology, and that evidence to back up the trip distribution has not been provided. Having assessed the evidence provided we do not entirely agree with the Transport Assessment methodology. However, we note that the proposed development is a Strategic Employment Site (number 1) within the emerging Arun Local Plan, and the site's trips assessed within the associated Arun*

Transport Study are higher than those included in the supporting Transport Assessment for this application. Likewise, while there has been good progress to-date, not all matters regarding the Local Plan and the Arun Council led "Managed Approach" to co-ordinating and delivering the required SRN mitigation have been agreed. Therefore, as part of the Managed Approach it is for the Council to determine and, as appropriate negotiate, any proportionate contribution from this application towards the improvements at the Bognor Road Roundabout on the A27 Chichester Bypass. And on this basis Highways England offers no objection to the application.

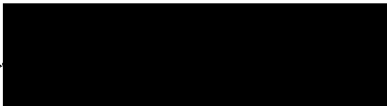
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

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

HIGHWAYS ENGLAND ("we") 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 we work 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 response represents our formal recommendations with regard to BE/102/17/OUT and has been prepared by the Area 4 Spatial Planning Team.

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should 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: 05 September 2017
Name: Kevin Bown	Position: Spatial Planning Manager	
		
Highways England:		
Highways England, Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ		

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