

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 07 December 2017 08:41
To: Planning Scanning
Subject: FW: BE/102/17/OUT Salt Box, Land off Rowan Way, Bersted

From: Michael Eastham
Sent: 06 December 2017 16:28
To: Planning.Responses
Subject: FW: BE/102/17/OUT Salt Box, Land off Rowan Way, Bersted

Please upload on Ocella as a further consultation response from the Highways Agency.

Thanks,

Michael

From: Franklin, Richard [REDACTED]
Sent: 06 December 2017 16:20
To: Michael Eastham
Cc: Planning SE; Bown, Kevin; Bowie, David; Cleaver, Elizabeth
Subject: RE: BE/102/17/OUT Salt Box, Land off Rowan Way, Bersted

Dear Michael,

The Enterprise Bognor Regis Transport Review 2017 Report prepared by Systra included all transport impacts from strategic housing as well as employment allocations as outlined in the Enterprise Bognor Regis Local Development Order. The study identified impacts both on the local road network and Strategic Road Network (A27) and sought to fund agreed mitigations directly from contributions from strategic housing sites.

In terms of our response, we have offered no objection, noting that this particular site is not entirely in accordance with the approved Enterprise Bognor Regis development, in that it includes a hotel, drive through restaurants, public house and gym. Accordingly, we have suggested that it is up to Arun District Council to determine whether or not to collect a contribution from the development as a whole towards mitigation or not. If the Council are confident that sufficient contributions will be gathered from the strategic housing sites within the Local Plan then there is no need to collect anything from this development but this decision lies with yourselves.

I hope this clarifies matters but please let us know if you have any further queries.

Regards,
Sent on behalf of Kevin Bown, Spatial Planning Manager Area 4

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: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]
Sent: 24 November 2017 16:27
To: Franklin, Richard
Cc: Planning SE; Bown, Kevin; Bowie, David; Cleaver, Elizabeth
Subject: RE: BE/102/17/OUT Salt Box, Land off Rowan Way, Bersted

Hi Richard,

Highways England has requested a proportionate contribution from this planning application which is for industrial and commercial development towards the improvements at the Bognor Road Roundabout on the A27 Chichester Bypass (this junction is located in Chichester District).

However, the Enterprise Bognor Regis Transport Review 2017 report (i.e. the Systra Study) identifies contributions for junction improvements from planning applications for residential development, not from industrial or commercial developments.

Kind regards,

Michael

From: Franklin, Richard [REDACTED]
Sent: 23 November 2017 17:21
To: Michael Eastham
Cc: Planning SE; Bown, Kevin; Bowie, David; Cleaver, Elizabeth
Subject: RE: BE/102/17/OUT Salt Box, Land off Rowan Way, Bersted

Dear Michael,

Thank you for your email.

Table 7A on page 20 of the Transport Assessment identifies that the proposed development will add 54 trips in the AM peak hour and 58 in the PM peak hour at the A259 / A27 Chichester Bypass (Bognor Road) Roundabout, which already suffers from severe congestion. However, no corresponding capacity assessment has been undertaken in the TA, and thus our advice was 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, with the development being a Strategic Employment Site.

Further to your email, our recommendation is that the applicant should either:

- 1) Undertake a capacity assessment of the junction and propose their own bespoke costed mitigation scheme, taking account of all others already agreed; or
- 2) Contribute towards the Local Plan led cumulative mitigation scheme as identified in Systra's "Enterprise Bognor Regis Transport Review 2017 Report", which is costed at £915,000.

If the latter approach is adopted, we would suggest a contribution in the region of £250,000 to be secured prior to the site being brought into use.

I hope this helps, but please contact us if you have any queries.

Regards,
Sent on behalf of Kevin Bown, Spatial Planning Manager Area 4

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: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 21 November 2017 15:05
To: Franklin, Richard
Cc: Cleaver, Elizabeth
Subject: BE/102/17/OUT Salt Box, Land off Rowan Way, Bersted

Hi Richard,

Highways England have come back with the following comment regarding the Salt Box application:

"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".

I have asked Ian Gledhill at WSCC to advise me but he has come back with the following comment:

"Whilst I understand what improvements the HE are referring to (these improvements are identified within the transport study supporting the Chichester DC Local Plan), I'd suggest it would for them (the HE) to identify what level of contribution is required. This isn't for WSCC to determine either given that this is a trunk road and therefore comes under the responsibility of the HE".

Please could you identify what level of contribution is required as this is a trunk road and therefore comes under the responsibility of Highways England?

Kind regards,

Michael Eastham

From: Ian Gledhill [<mailto:ian.gledhill@westsussex.gov.uk>]
Sent: 21 November 2017 11:50
To: Michael Eastham
Subject: RE: Salt Box

Morning Michael, whilst I understand what improvements the HE are referring to (these improvements are identified within the transport study supporting the Chichester DC Local Plan), I'd suggest it would for them (the HE) to identify what level of contribution is required. This isn't for WSCC to determine either given that this is a trunk road and therefore comes under the responsibility of the HE.

Kind regards

Ian

Ian Gledhill BSc MIHE MCIHT Principal Planner – County Highways - Planning Services - Economy, Planning, and Place Directorate, West Sussex County Council Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH Internal: 25717 External: 0330 222 5717 E-mail: ian.gledhill@westsussex.gov.uk

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 21 November 2017 09:14
To: Ian Gledhill
Subject: Salt Box

Hi Ian,

Highways England have come back with the following comment regarding the Salt Box application:

“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”.

Please advise.

Thanks,

Michael

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

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 | 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

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

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

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 | 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

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