

[REDACTED]

---

**From:** Franklin, Richard [REDACTED]

**Sent:** 08 January 2019 09:19

**To:** Planning.Responses

[REDACTED] growthandplanning; Planning SE; Cleaver, Elizabeth; Bowie, David

**Subject:** FAO Michael Eastham: Highways England response - BE/135/18/PL - Salt Box Field

**For the attention of:** Michael Eastham

**Site:** Salt Box Field, Land off Rowan Way, Bognor Regis, PO22 9NW.

**Proposal:** Hybrid application comprising of Outline application for the principle of employment uses B1-B8. Full application for Class B8 warehouse with fuel island & car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking & servicing (Units 6 & 7), Class A1 retail food store with car parking & servicing (Unit 9), 2 No. drive thru units with car parking & servicing (Units 4 & 5), car showroom, workshops (Including MOT testing), vehicle storage, external display areas, service areas & parking (Unit 8) together with access roads, associated ground & engineering works, landscaping & ancillary works. This application affects the character & appearance of the Shripney Conservation Area & a Public Right of Way.

**Planning Application No:** BE/135/18/PL

**Highways England Reference:** 83426

Dear Mr Eastham,

Thank you for your email dated 21 December 2018 inviting Highways England to comment on the above planning 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 its current activities and needs, as well as in providing effective stewardship of its long-term operation and integrity. We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case, particularly the A27.

Having examined the information submitted, we note that the proposed development is a Strategic Employment Site (number 1) within the Arun Local Plan and the site's trips affecting the A27 assessed within the associated Arun Transport Study are higher than those included in the supporting Transport Assessment for this application. Therefore, 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. On this basis Highways England offers no objection to the application and we enclose our HEPR form to this effect.

If you have any queries regarding this response, please contact us at



Regards,

Sent on behalf of Elizabeth Cleaver Assistant Spatial Planning Manager Area 4

**Richard Franklin**

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

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

---

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

**Sent:** 21 December 2018 15:33

**To:** Planning SE

**Subject:** #6531 Planning Consultation on: BE/135/18/PL

To: **Highways England**

#### **NOTIFICATION FROM ARUN DISTRICT COUNCIL**

**Town & Country Planning Act 1990 (as amended)**

**Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission**

**Planning Permission**

**APPLICATION NO:** BE/135/18/PL

**Registered:** 21st December  
2018

**Site Address:** Salt Box Field Land off Rowan Way Bognor Regis PO22 9NW

**Grid Reference:** 93850 01510

**Description of Works:** Hybrid application comprising of Outline application for the principle of employment uses B1-B8.  
Full application for Class B8 warehouse with fuel island & car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking & servicing (Units 6 & 7), Class A1 retail food store with car parking & servicing (Unit 9), 2 No. drive thru units with car parking & servicing (Units 4 & 5), car showroom, workshops (Including MOT testing), vehicle storage, external display areas, service areas & parking (Unit 8) together with access roads, associated ground & engineering works, landscaping & ancillary works. This application affects the character & appearance of the Shripney Conservation Area & a Public Right of Way.

---

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 31-JAN-19.**

You can also monitor the progress of this application through the Council web site:

[www.arun.gov.uk/planning](http://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 01903 737772.

Regards  
Planning Officer

consultee\_email

---

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

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: [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*



## Developments Affecting Trunk Roads and Special Roads

### Highways England Planning Response (HEPR 16-01)

### Formal Recommendation to an Application for Planning Permission

From: Duncan Smith (Divisional Director),  
Operations Directorate  
South East Region  
Highways England.

To: Arun District Council  
(FAO Case Officer: Michael Eastham)  
[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)

CC:

Council's Reference: BE/135/18/PL

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

Proposal: Hybrid application comprising of Outline application for the principle of employment uses B1-B8. Full application for Class B8 warehouse with fuel island & car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking & servicing (Units 6 & 7), Class A1 retail food store with car parking & servicing (Unit 9), 2 No. drive thru units with car parking & servicing (Units 4 & 5), car showroom, workshops (Including MOT testing), vehicle storage, external display areas, service areas & parking (Unit 8) together with access roads, associated ground & engineering works, landscaping & ancillary works. This application affects the character & appearance of the Shripney Conservation Area & a Public Right of Way.

Highways England Ref: 83426

Referring to the planning application referenced above (consultation received 21 December 2018), 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 the proposed development is a Strategic Employment Site (number 1) within the Arun Local Plan and the site's*

*trips affecting the A27 assessed within the associated Arun Transport Study are higher than those included in the supporting Transport Assessment for this application. Therefore, 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.*

- ~~b) recommend that a condition 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 (covering new access to the SRN) is not relevant to this application.<sup>1</sup>

HIGHWAYS ENGLAND (“we”) have 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 represents Highways England’s formal recommendation (prepared by the Area 4 Spatial Planning Team) and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority disagree with this recommendation they must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via

[REDACTED]

|                                                                         |                                              |
|-------------------------------------------------------------------------|----------------------------------------------|
| Signature: [REDACTED]                                                   | Date: 8 <sup>th</sup> January 2018           |
| Name: Elizabeth Cleaver                                                 | Position: Assistant Spatial Planning Manager |
| [REDACTED]                                                              |                                              |
| Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ |                                              |

<sup>1</sup> Where relevant, further information will be provided within Annex A.