

From: Amanda Scholes on behalf of Planning.Responses
Sent: 15 January 2021 11:03
To: Planning Scanning
Subject: FW: Highways England Response (HE ref. 90026 #12105) re. BE/148/20/OUT - Nursery Fields
Attachments: 20210114 HEPR BE_148_20_OUT Nursery Fields.pdf

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Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Franklin, Richard [REDACTED]
Sent: 14 January 2021 12:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>; James Cross <James.Cross@arun.gov.uk>
Cc: Spatial Planning [REDACTED]; Planning SE [REDACTED]
Bown, Kevin [REDACTED] Bowie, David [REDACTED]
Cleaver, Elizabeth [REDACTED]
Subject: Highways England Response (HE ref. 90026 #12105) re. BE/148/20/OUT - Nursery Fields

For attention of:	James Cross
Site:	Nursery Fields, Land to the North of Chalcraft Lane, West Bersted, PO21 5TS
Proposal:	Outline application with some matters reserved to provide up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access. This application affects a Public Right of Way.
Your Reference:	BE/148/20/OUT
Highways England's Reference:	90026 #12105

Dear Mr Cross,

Thank you for consulting Highways England regarding the above planning application on 14th December 2020 requiring a response by 17th January 2021.

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 strategic road network (SRN), in this case the A27.

We note that this is an application for a 225 dwelling development in Bersted, located on the northern edge of Bognor Regis. The proposed development forms part of the Arun Local Plan West of Bersted strategic development. West of Bersted is identified within the adopted Local Plan under Policy H SP2a (SD3 West of Bersted) as a strategic area for housing delivery over the plan period to 2031, with an allocation of 2,500 new homes.

As you will be aware, Arun District Council and your consultants worked extensively with Highways England and colleagues from West Sussex County Council Highways to examine the impacts of the council's adopted Local Plan proposals. The Transport Assessment supporting the adopted Local Plan identified key mitigations required on both the local and strategic road networks. It was agreed between all parties that strategic development would fund those highway mitigations.

As such, Highways England offers no objection to the application subject to an appropriate contribution being secured towards the highway mitigation identified as part of the adopted Arun Local Plan as this development forms part of the West of Bersted strategic development.

Table 7.8 in the Transport Assessment outlines the proportional contributions required to the delivery of identified mitigation schemes at a total of seven junctions. We note that this proposed development of 225 dwellings will account for 9% of the West of Bersted total allocation of 2,500. However, the contribution amounts in Table 7.8 do not tally with those in the Enterprise Bognor Regis Transport Review 2017 report for the following junctions:

- A27 / A29 (Fontwell Eastern Roundabout)
- A29 / A259 Rowan Way
- A259 / Church Lane (Climping)
- B2166 / B2145 (Hunston)

The Enterprise Bognor Regis Transport Review 2017 report shows that the West of Bersted development is due to contribute £1,134,790 for the 2,500 dwellings, equating to £453.92 per dwelling. Therefore, provided that Arun District Council collects a contribution of £102,131.10 (225 x £453.92) from this particular site towards further mitigation of the A27 junctions in Arun, Highways England is satisfied that the proposals would not materially affect the safety, reliability and / or

operation of the SRN (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10, and MHCLG NPPF2019, particularly paragraphs 108 and 109) in this location and our formal HEPR response of No Objection is attached.

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

[REDACTED]

Regards,

Sent on behalf of Kevin Bown, 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: 14 December 2020 09:18

To: Planning SE [REDACTED]

Subject: #12105 Planning Consultation on: BE/148/20/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 No: BE/148/20/OUT

Registered: 9th December 2020

Site Address: Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS

Grid Reference: 491599 100730

Description of Works: Outline application with some matters reserved to provide up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access. This application affects a Public Right of Way.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 17th January 2021. 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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

James Cross

Planning Officer- Arun District Council

Telephone: 01903 737784

Email: james_cross@arun.gov.uk

PLCONSULT (ODS) 2020

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

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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: Nicola Bell (Regional Director, South East)
Operations Directorate
South East Region
Highways England

To: Arun District Council (FAO: James Cross)
planning.responses@arun.gov.uk

CC:

Council's Reference: BE/148/20/OUT

Location: Nursery Fields, Land to the North of Chalcraft Lane, West Bersted, PO21 5TS

Proposal: Outline application with some matters reserved to provide up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access. This application affects a Public Right of Way.

Highways England Reference: 90026

Referring to the planning application referenced above received by Highways England on 14th December 2020, requesting a response by 17th January 2021, 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
**provided that Arun District Council collects an appropriate proportional contribution of £102,131.10 from this particular site towards further mitigation of the A27 junctions in Arun.*
- ~~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 (covering new access to the SRN) is not relevant to this application.¹

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 5 Spatial Planning Team) and is made available to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority disagree with any recommendation made under b), c) or d) above, the application must not be determined before they have:

- i) informed Highways England; and
- ii) consulted the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via

[REDACTED]

Signature: [REDACTED]	Date: 14 th January 2021
Name: Kevin Bown	Position: Spatial Planning Manager
[REDACTED]	
Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	

¹ Where relevant, further information will be provided within Annex