

From: Amanda Scholes on behalf of Planning.Responses
Sent: 04 February 2021 09:13
To: Planning Scanning
Subject: FW: Highways England response (HE ref. 90252) re. BN/153/20/PL - Warwick Nursery
Attachments: 20210203 BN_153_20_PL HEPR Warwick Nursery.pdf

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From: Franklin, Richard [REDACTED]
Sent: 03 February 2021 11:24
To: Planning.Responses <Planning.Responses@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. 90252) re. BN/153/20/PL - Warwick Nursery

For attention of:	James Cross
Site:	Warwick Nursery, Barnham Road, Eastergate, Bognor Regis, PO20 3RT
Proposal:	44 No. dwellings & associated infrastructure. This site falls within the BEW Strategic Site, CIL Zone 1 (Zero Rated).
Your Reference:	BN/153/20/PL
Highways England's Reference:	HAMIS 90252

Dear Mr Cross,

Thank you for consulting Highways England regarding the above proposal on 13th January 2020, requesting a response by 11th February 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 SRN, in this case, particularly the A27.

Having examined the information provided, we note that the proposed development is part of the Barnham/Eastergate/Westergate (BEW) strategic site. 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 BEW strategic development. Reference to the Enterprise Bognor Regis Transport Review 2017 report shows that the BEW development is due to contribute £1,546,740 for the 3,000 dwellings, equating to £515.58 per dwelling. Therefore, provided that Arun District Council collects a contribution of £22,685.52 (44 x £515.58) 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>

Please note that for the foreseeable future we are all working from home. All meetings will be via telephone, Skype or similar. We will continue to seek to work to our statutory and other deadlines. In case of IT or other issues, as a precaution, please copy all emails to [REDACTED] k you.

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

Sent: 13 January 2021 11:19

To: Planning SE [REDACTED]

Subject: #12341 Planning Consultation on: BN/153/20/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: BN/153/20/PL
Registered: 13th January 2021
Site Address: Warwick Nursery Barnham Road Eastergate Bognor Regis PO203RT
Grid Reference: 494969 105256
Description of Works: 44 No. dwellings & associated infrastructure. This site falls within the BEW Strategic Site, CIL Zone 1 (Zero Rated).

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 11th February 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
[REDACTED]

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

CC: [REDACTED]

Council's Reference: BN/153/20/PL

Location: Warwick Nursery, Barnham Road, Eastergate, Bognor Regis, PO20 3RT

Proposal: 44 No. dwellings & associated infrastructure. This site falls within the BEW Strategic Site, CIL Zone 1 (Zero Rated).

Highways England Reference: 90252

Referring to the planning application referenced above received by Highways England on 13th January 2020, requesting a response by 11th February 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 £22,685.52 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: 3 rd February 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