



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
PlanningSE@highwaysengland.co.uk

To: Arun District Council (FAO Case Officer: Mr S Davis)
planning.responses@arun.gov.uk

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

Council's Reference: BR/142/18/OUT

Location: Richmond Arms, 224 London Road, Bognor Regis, PO21 1AU.

Proposal: Outline application with all matters reserved for the demolition & conversion of existing public house with residential accommodation to 1st floor to form 10 No. residential flats over 3.5 storeys.

Highways England Ref: HAMIS 81864

Referring to the planning application (consultation received 3rd July 2018) 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;
- ~~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 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 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 transportplanning@dft.gsi.gov.uk.

Signature:



Date: 6th July 2018

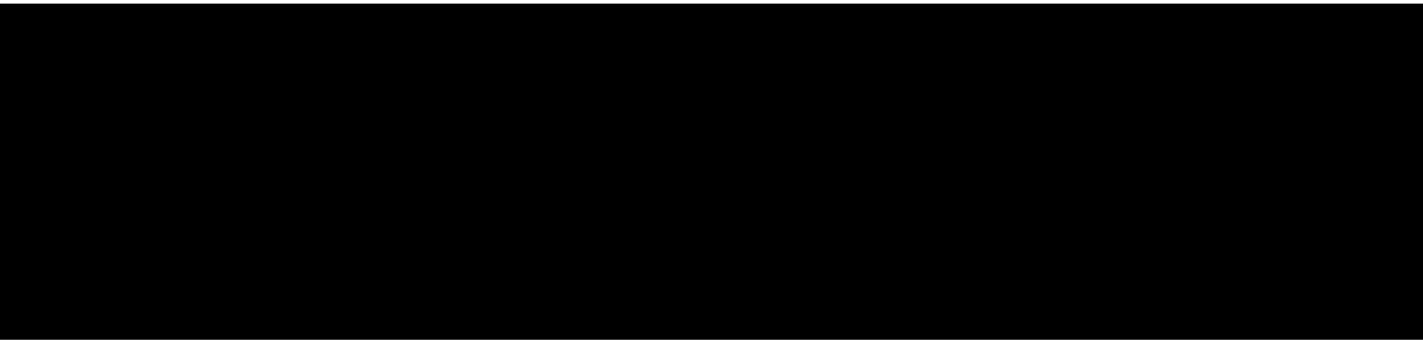
Name: Heather Archer

Position: Assistant Spatial Planning
Manager

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

PlanningSE@highwaysengland.co.uk

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



From: [REDACTED]
Sent: 06 July 2018 17:18
To: Planning.Responses
Cc: [REDACTED]
Subject: FAO Mr S Davis - Highways England response: Planning Consultation on BR/142/18/OUT

For the attention of: Mr S Davis

Planning Application No: BR/142/18/OUT

Site: Richmond Arms, 224 London Road, Bognor Regis, PO21 1AU

Proposal: Outline application with all matters reserved for the demolition & conversion of existing public house with residential accommodation to 1st floor to form 10 No. residential flats over 3.5 storeys.

Highways England Reference: HAMIS 81864

Dear Mr Davis,

Thank you for your consultation of 3 July 2018 regarding the planning application referenced above.

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. We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN.

Having examined the above referenced application, we do not offer any objections to this proposal. I attach our formal response.

If you have any queries regarding this response, please contact us at PlanningSE@highwaysengland.co.uk.

Regards,

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

Sent: 03 July 2018 12:19

To: Planning SE

Subject: #5430 Planning Consultation on: BR/142/18/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: BR/142/18/OUT

Registered: 3rd July
2018

Site Address: Richmond Arms 224 London Road Bognor Regis PO21 1AU

Grid Reference: 493617 99872

Description of Works: Outline application with all matters reserved for the demolition & conversion of existing public house with residential accommodation to 1st floor to form 10 No. residential flats over 3.5 storeys.

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 02-AUG-18.

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 Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

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

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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