

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 12 November 2020 09:36  
**To:** Planning Scanning  
**Subject:** FW: Highways England Response (HE ref. 89482 #11625) re. BR/244/20/PL - The Beach Hotel  
**Attachments:** 20201111 HEPR BR\_244\_20\_PL The Beach Hotel.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:** 11 November 2020 11:11  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>; Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@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. 89482 #11625) re. BR/244/20/PL - The Beach Hotel

|                          |                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>For attention of:</b> | Mr Simon Davis                                                                                                                                                                                                                                                                                                                                                     |
| <b>Site:</b>             | The Beach Hotel, former Mud Club, Waterloo Square, Bognor Regis, PO21 1SU                                                                                                                                                                                                                                                                                          |
| <b>Proposal:</b>         | Redevelopment into 11 No. 2 bed apartments & 2 No. commercial units (A1 Retail or A3 Restaurant/Cafe) (resubmission following BR/282/19/PL). This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of listed buildings. This site is in CIL Zone 4 (Zero Rated) as flats & other development. |
| <b>Your Reference:</b>   | BR/244/20/PL                                                                                                                                                                                                                                                                                                                                                       |

|                                              |              |
|----------------------------------------------|--------------|
| <b>Highways<br/>England's<br/>Reference:</b> | 89842 #11625 |
|----------------------------------------------|--------------|

Dear Mr Davis,

Thank you for your notification dated 20<sup>th</sup> October 2020 regarding the planning application referenced above, requiring a response by 19<sup>th</sup> November 2020.

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 a resubmission of application BR/282/19/PL. The Arun Local Plan is now adopted and contains agreed highway mitigations for the impacted A27 junctions resulting from the strategic development sites with funding to be provided from developer contributions. Further housing development, even relatively small allocations, will have an additional cumulative impact on the A27 junctions as well as the local highway network and thus is likely to require further mitigation. Therefore, it is recommended that Arun District Council requests an appropriate proportional contribution from this particular site towards mitigation at the A27 junctions in Arun. The nearest strategic development site appears to be West of Bersted. As such, a proportional contribution in line with this site is deemed appropriate. Reference to the Enterprise Bognor Regis Transport Review 2017 report shows that the West of Bersted development is due to contribute £1,134,790.00 for the 2,500 dwellings, equating to £453.92 per dwelling. Therefore, provided that Arun District Council collects a contribution of £4,993.08 (11 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:



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

██████████ Thank you.

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

**Sent:** 20 October 2020 10:04

**To:** Planning SE ██████████

**Subject:** #11625 Planning Consultation on: BR/244/20/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:** BR/244/20/PL  
**Registered:** 20th October 2020  
**Site Address:** The Beach Hotel, former Mud Club Waterloo Square Bognor Regis PO21 1SU  
**Grid Reference:** 493500 98875  
**Description of Works:** Redevelopment into 11 No. 2 bed apartments & 2 No. commercial units (A1 Retail or A3 Restaurant/Cafe) (resubmission following BR/282/19/PL). This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of listed buildings. This site is in CIL Zone 4 (Zero Rated) as flats & other development.

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 19th November 2020 . 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.**

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

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: [Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)

PLCONSULT (ODS) 2020

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**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

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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: Mr Simon Davis)  
[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)

CC: [REDACTED]

Council's Reference: BR/244/20/PL

Location: The Beach Hotel, former Mud Club, Waterloo Square, Bognor Regis,  
PO21 1SU

Proposal: Redevelopment into 11 No. 2 bed apartments & 2 No. commercial units (A1 Retail or A3 Restaurant/Cafe) (resubmission following BR/282/19/PL). This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of listed buildings. This site is in CIL Zone 4 (Zero Rated) as flats & other development.

Highways England Reference: 89842 #11625

Referring to the planning application referenced above received by Highways England on 20<sup>th</sup> October 2020, requesting a response by 19<sup>th</sup> November, 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 £4,993.08 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);~~

- ~~e) 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 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]

|                                                                                |                                             |
|--------------------------------------------------------------------------------|---------------------------------------------|
| <b>Signature:</b> [REDACTED]                                                   | <b>Date:</b> 11 <sup>th</sup> November 2020 |
| <b>Name:</b> Kevin Bown                                                        | <b>Position:</b> Spatial Planning Manager   |
| [REDACTED]                                                                     |                                             |
| <b>Highways England:</b> Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ |                                             |

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