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From: Cleaver, Elizabeth [REDACTED]

Sent: 04 May 2020 16:52

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Planning SE [REDACTED]

Subject: Highways England response: BR/282/19/PL, The Beach Hotel, former Mud Club & 2-4 Waterloo Square

For the attention of: Mr Simon Davis

Planning Application No: BR/282/19/PL

Site: The Beach Hotel, former Mud Club & 2-4 Waterloo Square, Bognor Regis, PO21 1SU

Development: Redevelopment into 35 No. 1 & 2 bed apartments and 3 No. commercial units (A1 Retail or A3 Restaurant/Cafe). This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of a listed building.

Highways England reference: Tracker #10062

Dear Mr Davis

Thank you for your email of 3 April 2020 notifying Highways England of the amendment to this planning application. We note that the amendment reduces the number of flats proposed.

I confirm that Highways England's position on this proposal has not changed from our previous consultation response dated 2-12-2019 which offered No Objection (attached for ease of reference).

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

Kind regards,

Elizabeth Cleaver, Assistant Spatial Planning Manager

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

Web: <http://highwaysengland.co.uk/>

Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ |
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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]

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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 – Case Officer Mr Simon Davis
planning.responses@arun.gov.uk

CC:

Council's Reference: **BR/282/19/PL**

Location: The Beach Hotel, former Mud Club & 2-4 Waterloo Square, Bognor Regis,
PO21 1SU

Proposal: Redevelopment into 49 No apartments consisting of 24 No 1 & 25 No 2
bed apartments & 2 No commercial units (A3 Restaurant & Cafe). This application
affects the character & appearance of The Steyne, Bognor Regis Conservation Area
& may affect the setting of a listed building.

Highways England Reference: HAMIS 86437

Referring to the planning application referenced above, received by Highways
England on 12 November 2019, 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*;

** on the basis that we are satisfied that the proposal, in isolation, will not materially affect the safety, reliability and/or operation of the strategic road network. However, it may be appropriate for Arun District Council to collect a proportionate contribution towards A27 improvements required to mitigate the cumulative impact of development in Arun or towards sustainable transport measures to reduce the level of car trips generated by the proposal.*

- ~~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.¹

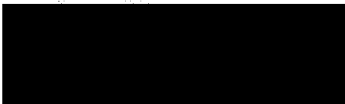
HIGHWAYS ENGLAND (“we”) has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such 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 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



Signature: 	Date: 2 December 2019
Name: Elizabeth Cleaver	
Position: Assistant Spatial Planning Manager	
Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	
	

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