

[REDACTED]

From: Franklin, Richard <[REDACTED]>
Sent: 03 October 2019 13:45
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Marty Rae [REDACTED]; Planning SE [REDACTED]; Cleaver, Elizabeth [REDACTED]; Bowie, David [REDACTED]; Bown, Kevin [REDACTED]
Subject: Highways England response re. application A/122/19/OUT - Land off Arundel Road

For the attention of: Mrs A Gardner

Planning Application No: A/122/19/OUT

Site: Land off Arundel Road, Angmering, BN16 4ET

Proposal: Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road together with up to 557 square metres of B1/B2 units with associated parking provision & vehicular access point from Arundel Road & land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow) (resubmission following A/36/18//OUT). This application is a Departure from the Development Plan.

Highways England ref: HAMIS 85853

Dear Mrs Gardner,

Thank you for your notification dated 12th September 2019 regarding the above application.

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.

Having examined the above application documents on the planning portal we have the following comments in relation to the Walking, Cycling & Horse Riding Assessment in Appendix 10, which the applicant's transport consultant (cc'd) should consider and provide clarification/an updated document:

- With regard to Trip Generators, the Woodman Arms is identified but currently appears to be closed while Chestnut Tree House has not been included (e.g. staff)
- The report should not refer to “NMUs”, which should be referred to as Walkers, Cyclists and Horse Riders (WCHRs)
- With regard to the area covered by the study, DMRB HD42/17 states in 4.5 *“The Lead Assessor shall define a suitable study area that shall not be smaller than a 1km radius from a small scheme and 5km from a large scheme”*. However, the WCHAR does not include the following:
 - within 0.70km of the A27/Arundel Road junction to the East is the bus stop for Compass Travel Route 69 – the A27 has a central reservation gap for WCHR access to East & Westbound bus stops and there appears to be a new cycleway/footway on the southern verge of the A27 with an existing footpath on the northern verge of the A27
 - There is also a new WCHR crossing point opposite the access to the Yard at Hammerpoint Garage
- Please add the year to the date of site visit
- The “Consultation with key stakeholders” section doesn’t appear to have consulted the following: Sustrans (<https://www.sustrans.org.uk/>), British Horse Society (<http://www.bhs.org.uk/bhs-in-your-area/south-east/west-sussex>), local ramblers groups (<https://www.ramblingclubs.com/ramblingclubs.php/West%20Sussex/69/2/>), local cycle group (<https://www.angmeringcyclingclub.com/>)

Accordingly, until such time as the requested information has been provided to enable Highways England to obtain a clear view of the impacts of this proposed development on the SRN (the tests set out in DfT C2/13 para 10 and DCLG NPPF para 32), our informal advice is that you should not approve this application because of the potential for harm to the Strategic Road Network.

This email does not constitute a formal recommendation from Highways England. We will provide a formal recommendation later when we can be confident that the application is in its final form. In the meantime, we would ask that the authority does not determine the application (other than a refusal), ahead of us receiving and responding to the required information. In the event that the authority wishes to permit the application before this point, we would ask the authority to inform us so that we can provide substantive responses based the position as known at that time.

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

[REDACTED]

Regards,

Sent on behalf of Elizabeth Cleaver, Assistant 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: 12 September 2019 11:06

To: Planning SE <[REDACTED]>

Subject: #8574 Planning Consultation on: A/122/19/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: A/122/19/OUT

Registered: 4th September
2019

Site Address: Land off Arundel Road Angmering BN16 4ET

Grid Reference: 506639 105348

Description of Works: Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road together with up to 557 square metres of B1/B2 units with associated parking provision & vehicular access point from Arundel Road & land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow) (resubmission following A/36/18//OUT). This application is a Departure from the Development Plan.

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 17-OCT-19.

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 Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>
DX 57406 Littlehampton

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Highways England Company Limited | General enquiries [REDACTED] National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |

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