

[REDACTED]

From: Franklin, Richard [REDACTED]
Sent: 19 November 2019 14:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>

[REDACTED]

Subject: RE: 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,

Further to our email below, we have been working with the applicant's transport consultant and can confirm that the issues raised in relation to the Walking, Cycling & Horse Riding Assessment have been resolved to our satisfaction. With regard to the Transport Assessment, while we do not necessarily agree with all aspects (particularly matters in relation to the trip distribution), having reviewed the consultant's assessment work and undertaken our own assessment, we are satisfied that the development proposals can be achieved, subject to certain necessary conditions, without detriment to the safe and efficient operation of the Strategic Road Network. Accordingly, I attach our formal conditional response for your attention. Please also note that while this application is a departure from the Arun Local Plan, Arun District Council may still wish to collect an appropriate contribution towards the highway improvements proposed as part of the Arun Local Plan.

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: Franklin, Richard

Sent: 03 October 2019 13:45

To: planning.responses@arun.gov.uk

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

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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



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

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 |
<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 Debnam (Regional Director, South East),
Operations Directorate
South East Region
Highways England.
[REDACTED]

To: Arun District Council (FAO Case Officer: Mrs A Gardner)
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: A/122/19/OUT

Location: 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: 85853

Referring to the planning application referenced above (consultation received 12 September 2019), in the vicinity of the A27 (which 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 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 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

[REDACTED]

Signature: [REDACTED]	Date: 19 th November 2019
Name: Elizabeth Cleaver [REDACTED]	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.

Annex A Highways England recommended Planning Conditions

We recommend that the following conditions be attached to any permission granted:

- 1) Prior to the occupation of 80 dwellings within the permitted development, the improvement works at the A280/A27/Titnore Lane Roundabout junction shall be completed and open to the travelling public as shown on i-Transport's drawing number "ITB9105-GA-024 – *Proposed Improvement Scheme to A280/A27/Titnore Lane Roundabout*" (or such other scheme of works substantially to the same effect, as may be approved in writing by the local planning authority (who shall consult with Highways England)), including any necessary transfer of lands to enable the construction and maintenance of the scheme.

Reason: The modifications have been proposed to provide sufficient capacity at the A280 / A27 / Titnore Lane Junction. This is to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

- 2) Prior to the occupation of 80 dwellings within the permitted development, the proposed improvements to the existing pedestrian crossing points on the A27 shall be completed and open to the travelling public as shown on Croft's drawing number "2020-06 – *Proposed Improvements to existing pedestrian crossing points on A27*" (or such other scheme of works substantially to the same effect, as may be approved in writing by the local planning authority (who shall consult with Highways England)), including any necessary transfer of lands to enable the construction and maintenance of the scheme.

Reason: To ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Informative:

1. Works affecting the Public Highway

The Highways Act 1980 (as inserted via The Infrastructure Act 2015) requires those proposing works affecting the public highway to enter into an agreement with the Strategic Highway Authority (Highways England).

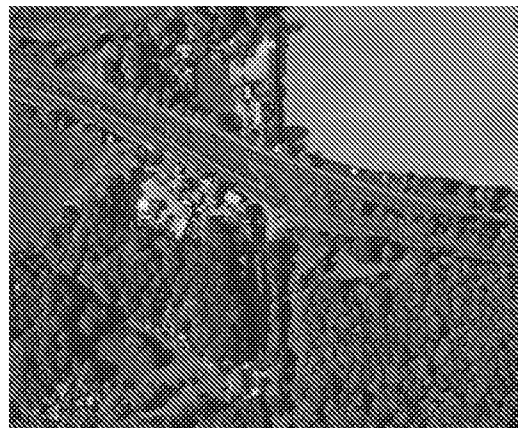
This development involves work to the public highway that can only be undertaken within the scope of a legal Agreement between the applicant and Highways England. Planning permission in itself does not permit these works.

It is the applicant's responsibility to ensure that before commencement of any works to the public highway, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the Spatial Planning Team, Highways England, Bridge House, 1 Walnut Tree Close Guildford, Surrey GU1 4LZ. Highways England switchboard [REDACTED]
[REDACTED]

2. Financial contribution

This HEPR is provided on the basis that Arun District Council will need to decide whether or not this site will also need to make an appropriate financial contribution towards the agreed Arun Local Plan mitigations.

PLAN 6



NORTH SOUTH AERIAL VIEW



NOTES

THIS IS NOT A CONSTRUCTION DRAWING AND IS FOR INDICATIVE PURPOSES ONLY. THE DRAWING WILL BE SUBJECT TO CHANGE FOLLOWING LOCAL AUTHORITY REVIEW AND CONFIRMATION OF PUBLIC HIGHWAY AND THIRD PARTY LAND BOUNDARIES.

PROPOSED PEDESTRIANS CROSSING AHEAD WARNING SIGN TO DIA 562. SIGN TO BE LOCATED AT A MINIMUM DISTANCE OF 180M FROM CROSSING.



EXISTING "LOOK LEFT AND "LOOK RIGHT" ROAD MARKINGS ADJACENT TO CROSSING POINTS.

The Woodroon Arms (PH)

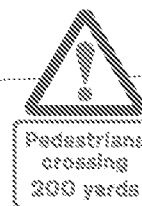
PROPOSED "LOOK LEFT AND "LOOK RIGHT" ROAD MARKINGS ADJACENT TO CROSSING POINTS.

Oakhurst

Woodyard

Meadowbank

10MX100M VISIBILITY SPY



PROPOSED PEDESTRIANS CROSSING AHEAD WARNING SIGN TO DIA 562.

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT: **GLADMAN**

PROJECT: **ARUNDEL ROAD, ANGMERING**

DRAWING TITLE: **PROPOSED IMPROVEMENTS TO EXISTING PEDESTRIAN CROSSING POINTS ON A27**

SCALE: **1:1000 @ A3**

DRAWN: JC	CHECKED: MR	DATE: JUN 19
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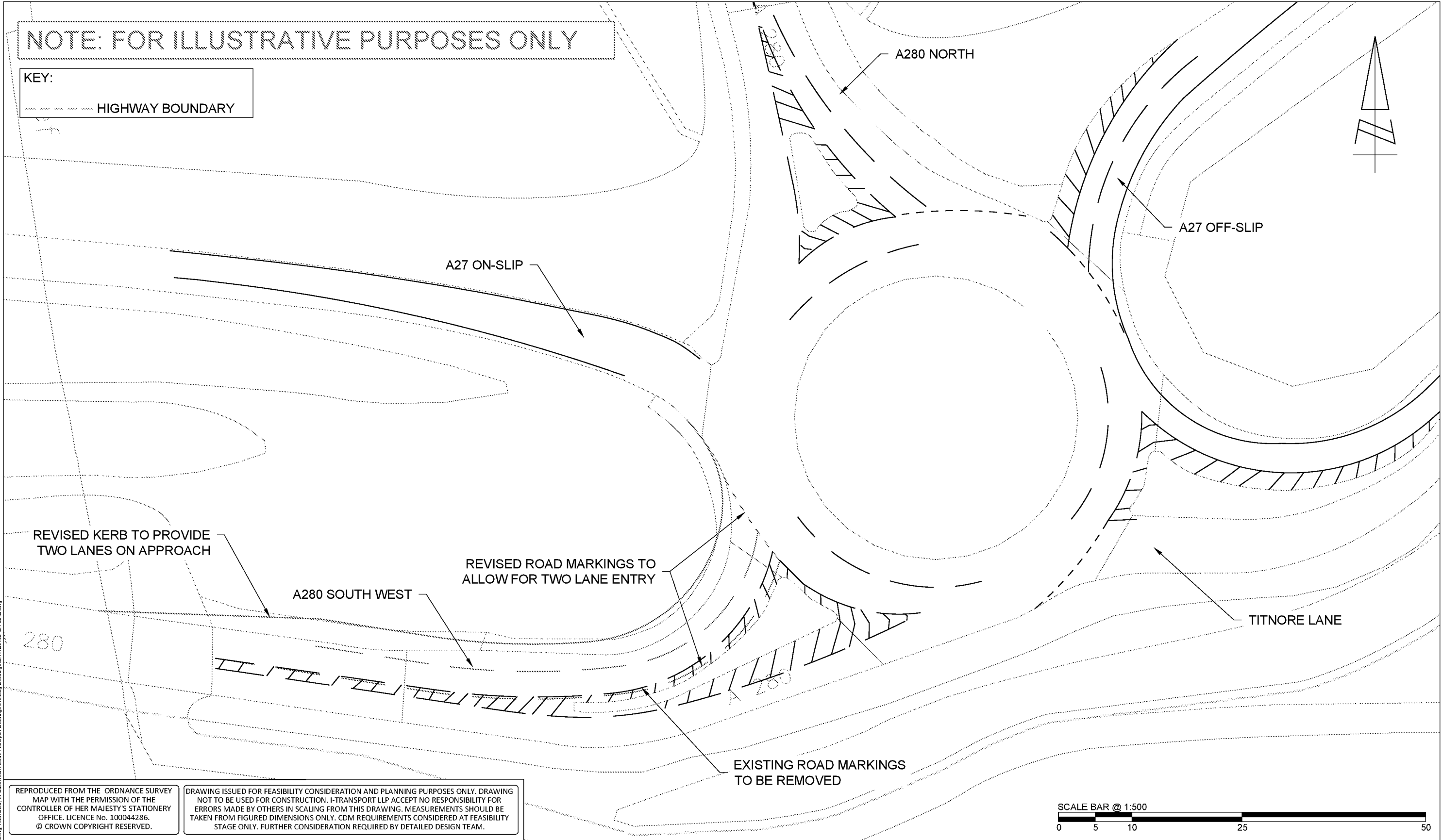
Croft Transport Planning & Design
Hill Quays
9 Jordan Street
Manchester
M15 4PY

Email: info@crofts.co.uk
Tel: 0161 667 3746
Web: www.crofts.co.uk

DRAWING NUMBER: **2020-06**

REVISION: **-**

CROFT



 Grove House, Lutyens Close, Chineham Basingstoke, Hampshire, RG24 8AG Tel: 01256 338640 Fax: 01256 338644 www.i-transport.co.uk	B	19.06.17	MC	UPDATED AS PER STAGE 1 RSA COMMENTS	TW	TW	TITLE: PROPOSED IMPROVEMENT SCHEME TO A280 / A27 / TITNORE LANE ROUNDABOUT		SCALE @ A3: 1:500	CHECKED: TW	APPROVED: TW	
	A	04.11.16	MC	MINOR AMENDMENTS	TW	TW			FILE REF: ITB9105-GA-024	DRAWN: MC	DATE: 14.07.16	
	REV	DATE	BY	DESCRIPTION	CHK	APD	PROJECT: LAND SOUTH OF WATER LANE, ANGMERING	CLIENT: RYDON HOMES, GLEESON DEVELOPMENTS LTD	DRAWING No: ITB9105-GA-024			
	STATUS: FOR INFORMATION									PROJECT No: ITB9105		REV: B