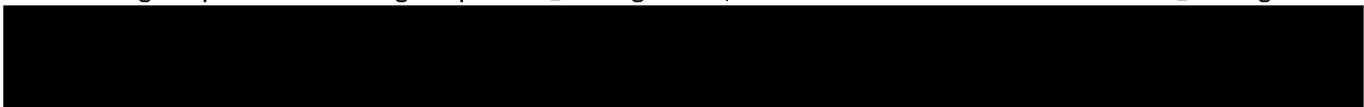




From: Franklin, Richard [REDACTED]

Sent: 16 December 2019 09:36

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Michael Eastham <Michael.Eastham@arun.gov.uk>



Subject: HIGHWAYS ENGLAND RESPONSE (our ref #9246) re. A/122/19/OUT - Land off Arundel Road, Angmering

For the attention of: Michael Eastham

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 1,393 square metres (15,000 square feet) 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 #9246

Dear Michael (and Marty),

Thank you for your email below (which Marty has also emailed about), and for your subsequent re-consultation on 9th December.

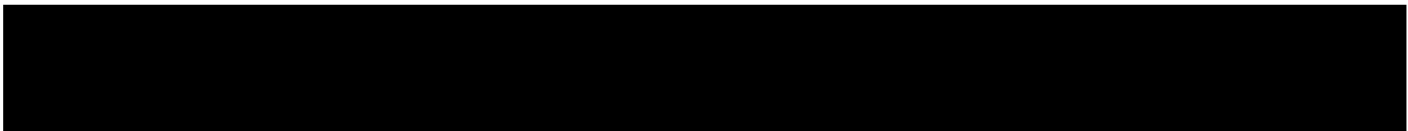
Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset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

Firstly, in response to the queries below, the Transport Assessment for this application included assessment of the development's impact at the A27/A280 southern dumbbell roundabout. This showed that without the mitigation proposed by the Land North of Water Lane development (A/40/18/OUT), this development will have an impact on arms of the junction that are overcapacity and no mitigation was proposed as such. However, the TA did show that the development is acceptable with the mitigation proposed by the Land North of Water Lane development in place and based on this assessment is therefore reliant upon it. The condition is therefore required to ensure that the scheme is delivered in the event that the Land North of Water Lane development does not come forward with its associated mitigation. For us to reconsider this, the Transport Assessment would need to be updated to show the scheme that would be required to mitigate the impact of this development should the Land North of Water Lane development not come forward. With regard to the second condition related to the pedestrian crossing scheme, while the crossing is in place, the signs as proposed are not. As such, we consider that the 2 conditions as proposed were suitable.

Secondly, in response to the re-consultation, we note that the B1/B2 element of the application has increased significantly from 557 to 1,393 square metres with no associated update of the Transport Assessment. This will need to be undertaken for us to consider whether our previous response as attached is still suitable or whether a revised response is required.

Accordingly, due to these concerns and our request for further information to clarify matters, we now request that the council refrain from determining the planning application (other than a refusal) until we have received the additional information from the applicant and reviewed it accordingly. This will allow us to provide a formal response to the planning application in accordance with the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018.

Please note that 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 event that the council wishes to permit the application before this point, we would ask the council to inform us so that we can provide substantive responses based the position as known at that time.



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: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]

Sent: 09 December 2019 09:53

To: Cleaver, Elizabeth 



Subject: FW: A/122/19/OUT - Land off Arundel Road, Angmering - HIGHWAY ENGLAND'S REVISED CONSULTATION RESPONSE

Dear Elizabeth,

Thank you for submitting Highways England's revised consultation response to the outline planning application (A/122/19/OUT) for Land off Arundel Road, Angmering.

Please could you clarify the contents of the two proposed conditions?

It is my understanding that Condition 1 is being delivered by means of the Section 106 Agreement for Land North of Water Lane, Angmering (A/40/18/OUT); and that the pedestrian crossing over the A27 has already been implemented.

I look forward to receiving your response.

Kind regards,

Michael

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

DX 57406 Littlehampton

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