

[REDACTED]

From: Franklin, Richard [REDACTED]
Sent: 07 January 2020 11:33
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>; Planning SE [REDACTED]
[REDACTED]

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

Dear Michael,

Further to our email below, we have reviewed the Technical Note submitted by the applicant that assesses the increase in B1/B2 floor area. The Technical Note shows that the Water Lane arm of the A27/A280/Water Lane/Titnore Lane roundabout is forecast to operate overcapacity in 2031 and the proposed development will have an impact on this arm. Therefore, there is a requirement to provide mitigation on this arm and we confirm that our previous response as attached is still applicable.

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: 16 December 2019 09:36
To: planning.responses@arun.gov.uk; Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Marty Rae [REDACTED]; [REDACTED] Planning SE
[REDACTED] Cleaver, Elizabeth [REDACTED] Bowie,
David [REDACTED]; Bown, Kevin [REDACTED]
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.

If you have any queries regarding this response, please contact us at [REDACTED] Otherwise, we look forward to receiving the applicant's response in due course.

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 [REDACTED]

Cc: Franklin, Richard [REDACTED] Bowie, David

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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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 Debnam (Regional Director, South East),
Operations Directorate
South East Region
Highways England.

To: Arun District Council (FAO Case Officer: Mrs A Gardner)

CC:

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).

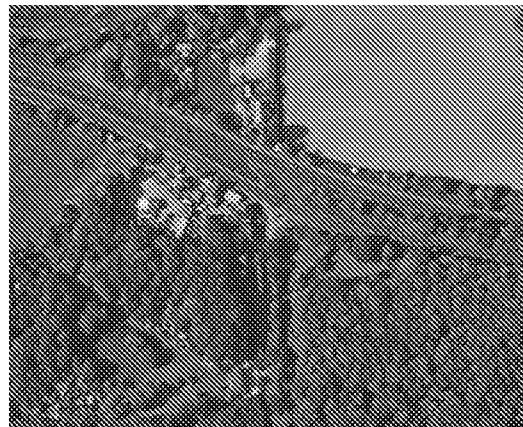
This development involves work to the public highway that can only be undertaken within the scope of a legal Agreement between the applicant and Highways England. Planning permission in itself does not permit these works.

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 Te [REDACTED]
Email: [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)

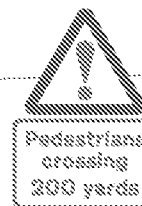
PROPOSED "LOOK LEFT AND "LOOK RIGHT" ROAD MARKINGS ADJACENT TO CROSSING POINTS.

Oakhurst

Woodyard

Meadowbank

10MX100M VISIBILITY SPLAY



PROPOSED PEDESTRIANS CROSSING AHEAD WARNING SIGN TO DIA 562.

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT: **GLADMAN**

PROJECT: **ARUNDEL ROAD, ANGMERING**

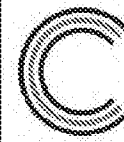
DRAWING TITLE: **PROPOSED IMPROVEMENTS TO EXISTING PEDESTRIAN CROSSING POINTS ON A27**

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
M35 4PY

DRAWING NUMBER: 2020-06	REVISION: -	CROFT
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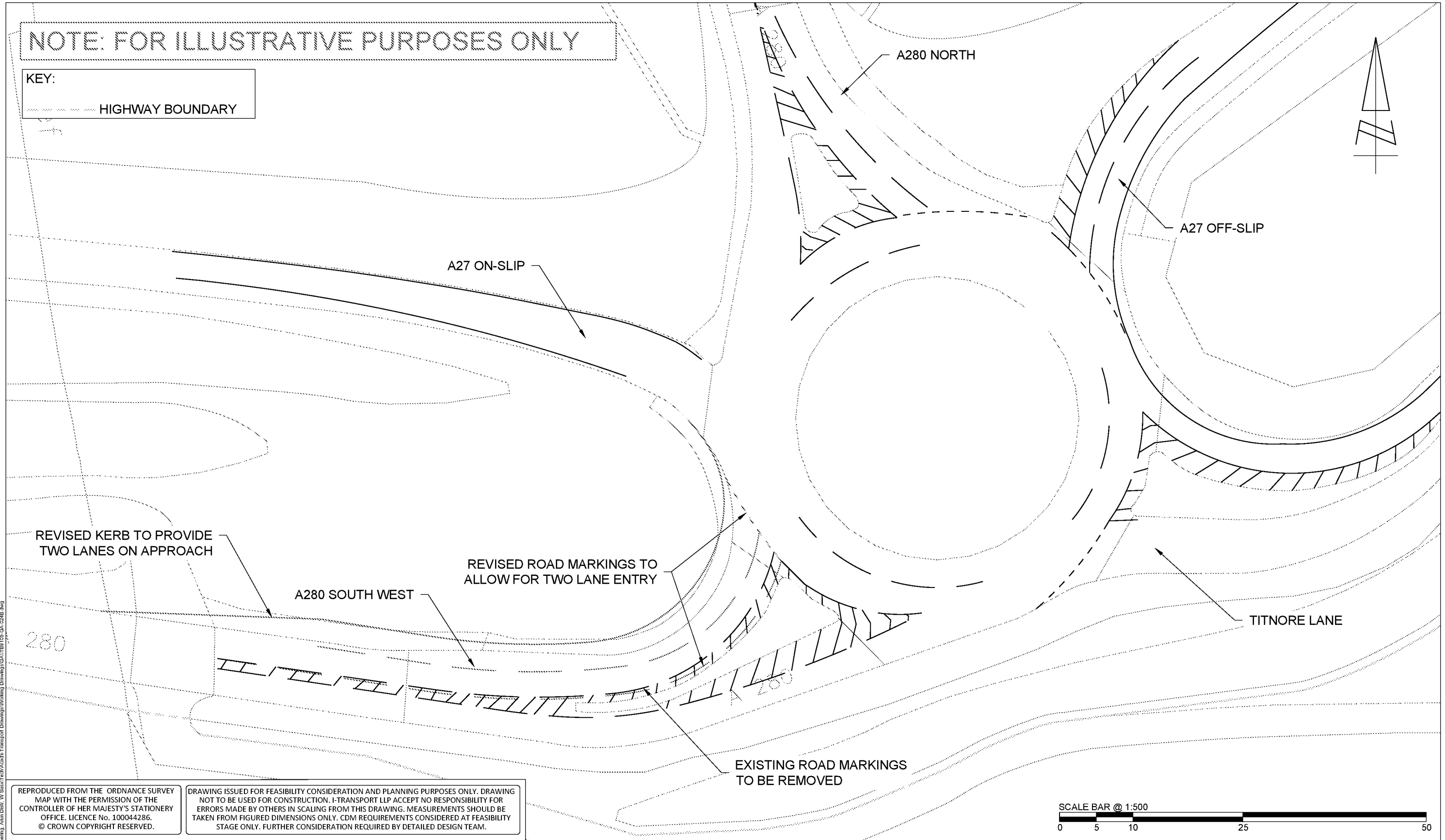


CROFT

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

KEY:

----- HIGHWAY BOUNDARY

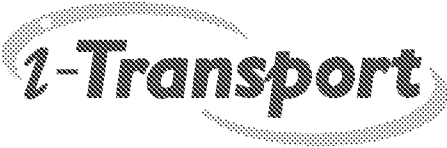


T:\Projects\19020 Series Project Numbers\19020 TEL Land at Angmering, Ang Dist, W Sussex\Tech\Local Transport Drawings\Working Drawings\GA\ITB9105-GA-024B.dwg

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 Grove House, Lutyens Close, Chineham Basingstoke, Hampshire, RG24 8AG www.i-transport.co.uk	B	19.06.17	MC	UPDATED AS PER STAGE 1	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:	CLIENT:	DRAWING No: ITB9105-GA-024		
	STATUS: FOR INFORMATION						LAND SOUTH OF WATER LANE, ANGMERING	RYDON HOMES, GLEESON DEVELOPMENTS LTD	PROJECT No: ITB9105		
									REV: B		