

[REDACTED]

From: Cleaver, Elizabeth [REDACTED]
Sent: 30 June 2022 19:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>; David Easton <David.Easton@arun.gov.uk>

Subject: National Highways response: A/256/21/RES (layout amendments) - Land North of Water Lane, Angmering

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For attention of: David Easton

Planning Application No: A/256/21/RES

Site: Land North of Water Lane, Angmering

Proposal: Approval of Reserved Matters following outline consent A/248/21/PL for the erection of 525 No residential dwellings with associated parking, landscape, play areas & public open space (amendments to the layout).

National Highways' Ref: HAMIS 93544; Tracker #16968; (JSJV SB359)

Dear Mr Easton

Thank you for your email of 31 May 2022 consulting National Highways (formerly known as Highways England) on the amendments to the layout in the Reserved Matters application referenced above and requesting a response by 30 June 2022.

National Highways 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 National Highways 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. We will therefore be concerned with proposals and policies that have the potential to impact the safe and efficient operation of the SRN. In the case of this development site our interest relates to the A27 Trunk Road.

We note that the amendments include a proposed landscaped bund along the northern boundary with the A27 and a proposed fence along the A27 highway boundary. We require further information from the applicant regarding these proposed revisions to the reserved matters application in order to fully assess the implications on the safety and operation of the A27. In particular, the following comments should be passed on to the applicant:

Geotechnical

The proposed earthwork would present a geotechnical risk and consequently the applicant must follow the requirements of Design Manual for Roads and Bridges standard CD622 ‘Managing geotechnical risk’. Accordingly further information is required to ensure any land and construction work adjacent to the A27 embankments are constructed in a way that projects the integrity of the A27.

Action: Applicant to provide the information as required by Design Manual for Roads and Bridges standard CD622 ‘Managing geotechnical risk’. The first requirement is a Statement of Intent which demonstrates the risks and the proposals to manage it and sets out the other reporting requirements proposed for National Highways to agree.

Drainage

Further information is required to assess how the drainage would be affected by the bund, both from runoff from the slope facing the A27 and the potential for the bund to act as a dam and prevent flow away from the A27. To inform this assessment, the applicant must provide the latest site specific Flood Risk Assessment Report and provide details of onsite drainage arrangements across the landscape bund, including surfacing materials and levels to demonstrate that no surface water runoff will discharge on to the SRN or into the carriageway drainage systems or that the landscape bund will not prevent drainage from the SRN into the Site. As part of this package of information a cross section of the landscaped bund with the proposed dimensions and levels specified to ensure that no flooding will occur on the A27 and that the existing drainage will not be affected by new development. The required information for the cross section is shown in yellow annotations on the cross section in Figure 1 below.

Figure 1 – Cross Section Required Information



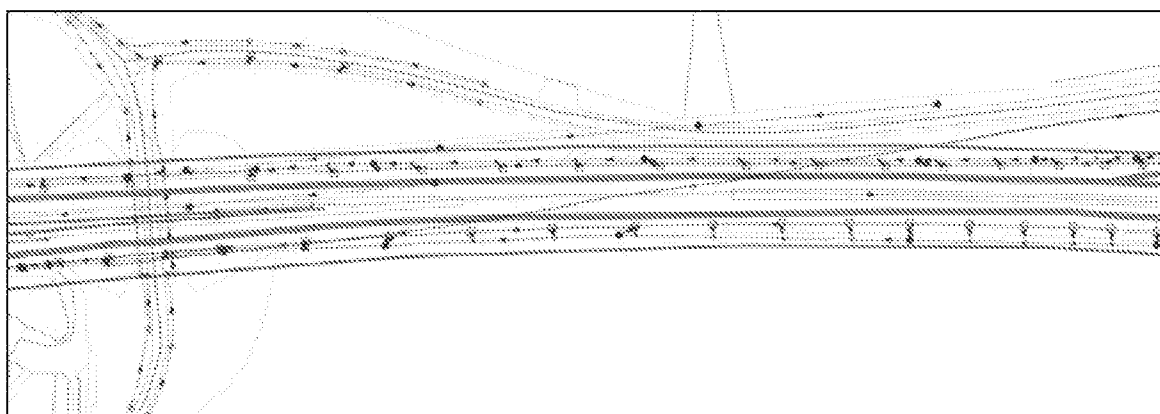
The applicant should note that National Highways will not accept any new connections or water run off from the development site into the A27 highway drainage systems.

ACTION: The applicant to provide the latest site specific Flood Risk Assessment Report.

ACTION: The applicant to provide details of onsite drainage arrangements across the landscape bund, including surfacing materials and levels to demonstrate that no surface water runoff will discharge on to the SRN or into the carriageway drainage systems or that the landscape bund will not prevent drainage from the SRN into the Site. This should include a cross section including proposed levels of the peak and trough of the landscape bund and detail on how the surface run-off of the bund will be managed within the development site boundary.

The existing National Highways drainage is running along the A27 (Westbound) adjacent to the proposed development, as shown in Figure 2 below.

Figure 2 – Existing National Highways Drainage along the A27 in proximity of the development site



ACTION: The applicant must advise on the mitigation measures to ensure that the existing drainage along the A27 (Westbound) carriageway is protected while groundwork and erection of a bund is undertaken. Root protection must also be assessed given the trees proposed to be planted in proximity of existing drainage channels.

Boundary/ Fencing

ACTION: It should be confirmed that the fence is designed in accordance with the Manual of Contract Documents for Highway Works (MCHW) series 300. We require detail on the precise location for the fence and how it will be constructed and maintained without the need to enter onto highway land.

ACTION: In view of the proximity of the proposed fence to high speed traffic on the A27 carriageway, it will need to be subject to the Road Restraint Risk Assessment Process in accordance with the standards set out in the Design Manual for Road and Bridges CD 377.

Recommendation

We require further information to demonstrate that the proposals will not threaten the safety and operation of the A27. Accordingly, our advice is that your Council should **not** approve the amendments to this Reserved Matters application until such time as we have agreed the details of the bund, fence and drainage because of the potential risk to the A27 Trunk Road.

If you or the applicant have any queries regarding this response, and to send us further information, please contact us at [REDACTED]

Kind regards

Elizabeth Cleaver, Assistant Spatial Planning Manager

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