

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Bowie, David [REDACTED]
Sent: 20 July 2022 11:16
To: David Easton <David.Easton@arun.gov.uk>

[REDACTED]

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

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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 #17281; (JSJV SB359)

Dear David,

Thank you for your email of 19 July 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 no later than 20 July 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 appreciate the tight time scales on this particular application and in view of circumstances would be agreeable to the following conditions:

Condition: Bund Design and Construction

1. Prior to the occupation of 150 dwellings on the site hereby permitted details of the geotechnical arrangements for the bund along the northern boundary with the A27 shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of all materials, levels and calculations to demonstrate that the bund is geotechnically stable in accordance Design Manual for Road and Bridges CD622. The bund shall be implemented prior to the occupation of 400 dwellings in accordance with the details so approved.

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.

Condition: Drainage Details

2. Prior to the occupation of 150 dwellings on the site hereby permitted details of the drainage arrangements for the bund along the northern boundary with the A27 shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the surfacing materials and levels to demonstrate that no surface water runoff will discharge onto the A27, either during construction or post implementation.

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.

Condition: Boundary Details

3. Prior to first occupation details of the fence to be erected along the northern site boundary with the A27 shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of its location, materials, height and maintenance arrangements, which shall be in accordance with the Manual of Contract Documents for Highway Works (MCHW) series 300 and Design Manual for Road and Bridges CD377.

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.

I trust that the above is of assistance and that the conditions are acceptable. Please advise as to the outcome of any further discussions with the applicant and from today's committee.

Please continue to copy all communications to us to [REDACTED]

Kind regards

David
David Bowie
Area 4 Spatial Planning Manager (Acting)
[REDACTED]

National Highways | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ
Web: <http://www.nationalhighways.co.uk>

From: David Easton <David.Easton@arun.gov.uk>
Sent: 19 July 2022 16:26

[REDACTED]

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

Dear Ms Ngobi,

The application at this time remains on the agenda for the committee meeting tomorrow with your comments having been received after the recommendation report was prepared. We have been in discussions with the developer this week and have been considering the use of condition to secure the relevant detail. It would be good to know if you would agree to the use of Condition in this case? The proposed Conditions would be worded as follows:

- Prior to the occupation of the 150th dwelling details of the drainage arrangements for the bund along the northern boundary with the A27 shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the surfacing materials and levels to demonstrate that no surface water runoff will discharge onto the A27, either during construction or post implementation. The bund shall be implemented prior to the occupation of 400th dwelling in accordance with the details so approved.
- Prior to first occupation details of the fence to be erected along the northern site boundary with the A27 shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of its location, materials, height and maintenance arrangements, which shall be in accordance with the Manual of Contract Documents for Highway Works (MCHW) series 300 and Design Manual for Road and Bridges CD377.

I would be grateful if you could review the proposed wording in this case and confirm if this approach is agreeable to National Highways. Please let me know if there is specific wording in this case which you feel should be incorporated to further address the specific concerns of NH. I suspect in this case the first condition should reference CD622 but your input would be appreciated.

Many thanks,
David Easton

From: Ngobi, Diana [REDACTED]
Sent: 19 July 2022 15:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>; David Easton <David.Easton@arun.gov.uk>
[REDACTED]

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

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Dear Mr Easton

Elizabeth Cleaver is now on leave for the summer and so I have picked up some of the cases she was dealing with.

Please can you advise if it is your intention to determine planning application reference A/256/21/RES at planning committee tomorrow?

As far as I am aware, the matters set out in our response below are outstanding and so we are unable to demonstrate that the proposals will not threaten the safety and operation of the A27.

Please can you advise what your position is on this application?

Many thanks
Diana

Diana Ngobi

National Highways | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

[REDACTED]
Web: <http://www.highways.gov.uk>
GTN: 0300 470 1203

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>

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

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



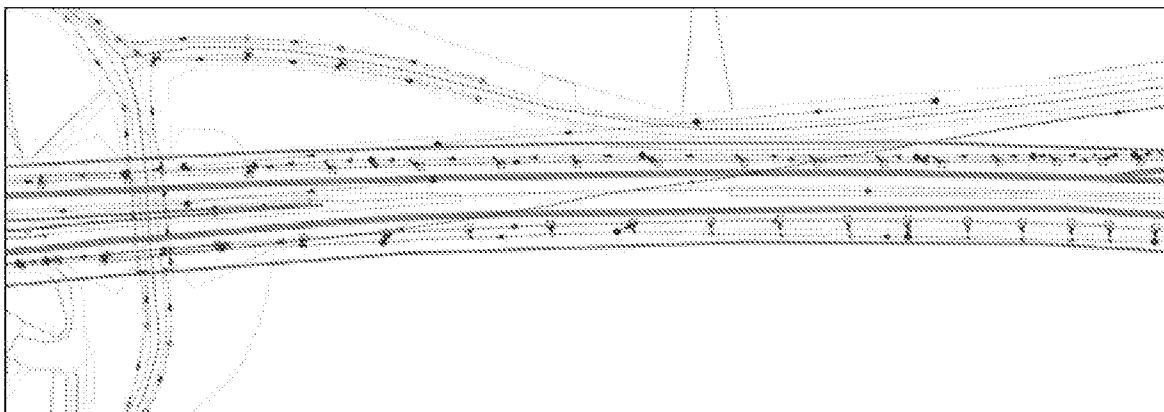
The applicant should note that National Highways will not accept any new connections or water run off from the development site into the A27 highway drainage systems.

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

National Highways | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Web: <http://nationalhighways.co.uk/>

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