



From: Turner, Lyn [REDACTED]
Sent: 18 April 2018 16:13
To: Planning.Responses
Cc: Bowie, David; Cleaver, Elizabeth; Franklin, Richard; Planning SE
Subject: FW: RE: #4857 Planning Consultation on: A/36/18/OUT Land off Arundel Road Angmering BN16 4ET

For the attention of: Mrs A Gardner

Application No: A/36/18/OUT

Site: Land off Arundel Road Angmering BN16 4ET

Proposal: Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. Departure from the Development Plan.

Highways England reference: Tracker id: #4857 HAMIS: 80987

Dear Mrs Gardner,

Thank you for your email of 28 March 2018 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 SRN, in this case the A27.

In terms of the submitted planning application, our current position is that there is insufficient information provided by the applicant on which to base an informed decision in relation to the potential impacts of the proposals on the SRN.

In particular, the following comments should be passed onto the applicant for consideration and response:

Baseline information

We note that:

- there is no survey of the A27 U-turn. Highways England requests that a survey is undertaken of this junction, and in particular the queuing in the right turn lane.
- the collision search area doesn't appear to include the junction where U-turning movements are set to increase with the implementation of the development, and this should be included

Trip Generation

We note that the TA does not take into account any trips/traffic generated by the proposed football pitch. Please can this information be provided, or as a minimum, the TA should include details of how the pitch is to be used, e.g. time of day, day of week etc.

Trip Distribution

The submitted Transport Assessment (TA) references using a distribution from application A/22/12. However, this appears to be a single dwelling further south of the application site, please can the correct reference and associated distribution be made available?

Development Impact / mitigation

We note that there have been 4 recent collisions at the A27 / Arundel Road junction, but there is no capacity or safety assessment of the A27 / Arundel Road or A27 U-turn junctions, which Highways England requests is undertaken along with consideration of any mitigation required. We noted that one of the historic collisions involved a pedestrian so NMU's should also be considered. This should be for the two assessment years plus an additional scenario of end of Local Plan or 10 years after opening, whichever is later, and include consideration of queue lengths at both junctions. Therefore consideration and mitigation needs to be investigated.

Construction Traffic

We note that no information is given regarding demolition and construction traffic and at this stage it is appropriate to highlight that Highways England may request a condition for a Construction Management Plan. This would seek to include Demolition traffic and would restrict routes to and from the site, and hours that Construction Traffic can travel to the site so as to minimise impact on the SRN.

Until such time as the above information has been provided to enable Highways England to obtain a clear view of the impacts of this proposed access on the SRN, our informal advice is that you should not approve this application because of the potential for harm to the Strategic Road Network.

Should you have any queries regarding this response, please contact us.

Regards,

Sent on behalf of Elizabeth Cleaver, Assistant Spatial Planning Manager

Lyn Turner

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