

[REDACTED]

From: [REDACTED]
Sent: 01 August 2018 13:57
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: RE: #4857 Planning Consultation on: A/36/18/OUT Land off Arundel Road Angmering BN16 4ET

Dear Mrs Gardner,

Further to our emails below and your notification of 11th July regarding further information, we have now reviewed the updated Transport Assessment.

Whilst it has addressed a number of our comments, there are still a few outstanding matters and therefore our position remains 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. Please can you pass on the following comments to the applicant for consideration and response?:

Baseline information

- Please provide full details of the accidents at the A27 U-turn facility at Poling Corner and at the A27 / Arundel Road junction as the updated TA only includes a summary from Crashmap.

Trip Distribution

- The trip distribution is based on application A/82/12 (Land east of Roundstone Lane), which is located on the southeast side of Angmering near the A280. As such, we do not agree that the trip distribution would be the same as the proposed development is situated to the northwest of Angmering near the A27, and therefore we anticipate some traffic would use the A27 U-turn facility at Poling Corner. However, we note the survey results show that no queues were recorded at the right turn facility here and therefore any additional trips at the junction are unlikely to have a material impact on its operation. Accordingly, we are not requesting any further information in relation to your proposed distribution.

Development Impact / mitigation

A27/Arundel Road Junction

- Paragraph 5.2.21 states that *"the existing infrastructure will facilitate safe and direct pedestrian linkages between the site and local destinations"*. However, para 7.1.36 identifies that there has been a fatal accident at this junction involving a pedestrian and para 7.1.38 identifies that *"some new warning signage could be provided at this location to alert drivers to the potential for pedestrians to be walking in the vicinity to improve safety, along with the provision of dropped kerbs and tactile paving at the crossing points"*. We are concerned that NMU's have not been properly considered with appropriate mitigation identified and in this respect we recommend use of the Design Manual for Roads and

Bridges (DMRB) standard HD42/17 Walking, Cycling & Horse-Riding Assessment and Review for a robust assessment of Non-Motorised Users (NMUs).

- The 2031 without development scenario shows that the Arundel Road arm of the junction will be operating above its theoretical capacity in the AM peak with the proposed development adding traffic to this. As such, mitigation should be proposed to result in a 'nil detriment' impact.

A280 / Titnore Lane/A27 slips (southern A27 dumbell roundabout)

- The results of this assessment show that the improved roundabout would operate within capacity in 2031 before the proposed development traffic is added but once added, the Water Lane arm would operate over capacity in the AM peak. As such, appropriate mitigation should be proposed so that the proposed development results in a 'nil detriment' impact.

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,

Richard Franklin

Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ | Registered in England and Wales No. 9346363

Web: www.highwaysengland.co.uk

From: Franklin, Richard

Sent: 12 June 2018 13:09

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: RE: #4857 Planning Consultation on: A/36/18/OUT Land off Arundel Road Angmering BN16 4ET

Dear Mrs Gardner,

Further to our email below, we have not received any further information regarding the proposed development.

We therefore ask that your Council continues to refrain from granting permission until Highways England has received and is satisfied with the requested information.

Regards,

Sent on behalf of Elizabeth Cleaver, Assistant Spatial Planning Manager Area 4

Richard Franklin

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Web: www.highwaysengland.co.uk

From: Turner, Lyn

Sent: 18 April 2018 16:13

To: [REDACTED]

Cc: [REDACTED]

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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Highways England Company Limited | [REDACTED] / National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |

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