

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 22 May 2018 08:39
To: Planning Scanning
Subject: FW: FAO Michael Eastham: Highways England response - A/40/18/OUT - Land North of Water Lane Angmering
Attachments: ITB9105-025A HE TA Clarifications.pdf; ITB9105-GA-024B.PDF; 20180521 - HEPR - A_40_18_OUT - Land North of Water Lane Angmering.pdf

From: Cleaver, Elizabeth [redacted]
Sent: 21 May 2018 16:22
To: Planning.Responses
Cc: Planning SE; [redacted]
Subject: FAO Michael Eastham: Highways England response - A/40/18/OUT - Land North of Water Lane Angmering

For the attention of: Michael Eastham

Site: Land North of Water Lane, Angmering

Development: Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping. Departure from the Development Plan.

Planning Application No: A/40/18/OUT

Highways England reference: HAMIS 81058

Dear Michael,

Further to the email below, we have reviewed the applicant's response as attached, and we are now satisfied that the development proposals can be achieved, subject to certain necessary conditions, without detriment to the safe and efficient operation of the Strategic Road Network. Accordingly, I attach our formal response recommending planning conditions to be attached to planning permission if granted.

If you have any questions regarding this response, please contact us at PlanningSE@highwaysengland.co.uk.

Kind regards,

Elizabeth Cleaver, Assistant Spatial Planning Manager

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

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

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

From: Franklin, Richard
Sent: 27 April 2018 10:07

To: 'Michael.Eastham@arun.gov.uk'

Cc: Tim Wall; 'Ellen Few'; Planning SE; Bowie, David; Cleaver, Elizabeth

Subject: FAO Michael Eastham: Highways England response - A/40/18/OUT - Land North of Water Lane Angmering

For the attention of: Michael Eastham

Site: Land North of Water Lane Angmering

Development: Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping. Departure from the Development Plan.

Planning Application No: A/40/18/OUT

Highways England reference: HAMIS 81058

Dear Michael,

Thank you for your consultation of 9 April 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.

Having reviewed the submitted planning application, we have a couple of queries on the Transport Assessment, which I have outlined below for consideration and response by the applicant's consultants, who I have also copied in for expediency:

- 7.2.3 - we note that the TEMPRO growth rates in Table 7.1 differ to those provided in the Transport Assessment Scoping Note dated 8th August 2017 and thus clarification is requested on this
- 7.3 - we note that the "*Site 101 (SHLAA) west of Dappers Lane for 100 residential dwellings*" site was included as a committed development in the Transport Assessment Scoping Note dated 8th August 2017 but is not included in the TA and thus clarification is requested on this
- 7.15.6 – we note that Drawing ITB9105-GA-023 is referred to in the text, but Drawing ITB9105-GA-024 is appended to the document and thus clarification is sought that it is the latter that is being put forward as mitigation

Therefore, our current position is that there is currently 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, and 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.

This email does not constitute a formal recommendation from Highways England. We will provide formal recommendation later when we can be confident that the application and hence information provided is in its final form. Should you have any queries regarding our response please contact us at PlanningSE@highwaysengland.co.uk.

Regards,

Sent on behalf of Elizabeth Cleaver, Assistant Spatial Planning Manager

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: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 09 April 2018 17:48

To: Planning SE

Subject: #4921 Planning Consultation on: A/40/18/OUT

To: **Highways England**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5 - Articles 16 & 18 Consultation before the grant of permission

Outline Consent

APPLICATION NO: A/40/18/OUT

Registered: 29th March
2018

Site Address: Land North of Water Lane Angmering

Grid Reference: 507459 105141

Description of Works: Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping. Departure from the Development Plan.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email

by 10-MAY-18.

You can also monitor the progress of this application through the Council web site:

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Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Michael Eastham who can be contacted on telephone number 01903 737772.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>
NLPG UPRN 100062237016
DX 57406 Littlehampton

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Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

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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: Simon Jones (Divisional Director),
Network Delivery and Development
South East Region
Highways England.
PlanningSE@highwaysengland.co.uk

To: Arun District Council (FAO Case Officer: Michael Eastham)
planning.responses@arun.gov.uk

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: A/40/18/OUT

Location: Land North of Water Lane, Angmering.

Proposal: Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping. Departure from the Development Plan.

Highways England Ref: HAMIS 81058

Referring to the planning application (consultation received 9 April 2018) referenced above, in the vicinity of the A27 that 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 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 transportplanning@dft.gsi.gov.uk.

Signature: 	Date: 21 May 2018
Name: Elizabeth Cleaver	Position: Assistant Spatial Planning Manager
PlanningSE@highwaysengland.co.uk	
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 condition be attached to any permission granted:

- 1) No part of the development hereby permitted shall be commenced until completion and opening to use of the highway improvement works as shown on i-Transport's drawing number "*ITB9105-GA-024 – Proposed Improvement Scheme to A280/A27/Titnore Lane Roundabout*" shown (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.

Technical Note

Project No: ITB9105
Project Title: North Angmering – Land North of Water Lane
Title: Highways England Transport Assessment Clarifications
Ref: A/40/18/OUT
Date: 14 May 2018

1.0 Introduction and Context

- 1.1 Rydon Homes and Gleeson Strategic Land has submitted an Outline planning application to Arun District Council for Land North of Water Lane, Angmering for:

Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping.

- 1.2 i-Transport prepared a Transport Assessment (TA) (ITB9105-018) and Framework Travel Plan (ITB9105-020) to support the planning application. This provides a detailed assessment of the potential traffic impacts of the development on both the local and strategic highway networks.

- 1.3 Highways England (HE) is the highway authority responsible for the management and maintenance of the Strategic Road Network, which in this context is the A27. In considering the planning application, HE has sought clarification on three elements of the TA:

- *7.2.3 - we note that the TEMPRO growth rates in Table 7.1 differ to those provided in the Transport Assessment Scoping Note dated 8th August 2017 and thus clarification is requested on this.*
- *7.3 - we note that the "Site 101 (SHLAA) west of Dappers Lane for 100 residential dwellings" site was included as a committed development in the Transport Assessment Scoping Note dated 8th August 2017 but is not included in the TA and thus clarification is requested on this.*
- *7.15.6 – we note that Drawing ITB9105-GA-023 is referred to in the text but Drawing ITB9105-GA-024 is appended to the document and thus clarification is sought that it is the latter that is being put forward as mitigation.*

- 1.4 This Technical Note provides a response to the HE queries to enable it to formulate its recommendations on the planning application.

2.0 Transport Assessment Growth Rates

2.1 The TA considers existing and future traffic conditions for the following scenarios:

- 2017 Baseline
- 2021 Opening Year
- 2031 End of Local Plan

2.2 Prior to the completion of the TA, a Transport Assessment Scoping Note was prepared and agreed with HE (and WSCC in relation to local highway network assessments). This identified a methodology for estimating future year traffic conditions which comprised:

- Investigation of relevant committed development sites in the local area (those sites with either a Local Plan allocation or with an extant planning consent where there is a reasonable prospect of the site coming forward). Traffic estimates for committed developments were derived from the Transport Assessments that supported each site; and
- Use of the TEMPRO Database (version 6.2) for 'urban' and 'all roads' for the Arundel (45UC5) area to generate future year traffic growth estimates. Within this assessment, the Planning Assumptions function in the TEMPRO database was used to adjust growth estimates to remove a proportion of housing growth on the basis that committed developments are manually included. This removes double-counting of traffic growth.

2.3 The Transport Assessment Scoping Note identified the following Traffic Growth Rates (**Table 2.1**).

Table 2.1 – Transport Assessment Scoping Note Growth Rates

Date Range	Morning Peak	Evening Peak
2015-2017	1.0169	1.0170*
2015-2019	1.0538	1.0554
2015-2031	1.1946	1.2075

Source: Transport Assessment Scoping Note Growth Rates -Table 6.5

**Note there was a typographical error in the TA Scoping Note which stated a Growth Rate of 1.1017 rather than 1.0170*

2.4 The TA presented Traffic Growth Rates that are marginally different to those presented in the Transport Assessment Scoping Note. These are presented in **Table 2.2**.

Table 2.2 – Transport Assessment Growth Rates

Date Range	Morning Peak	Evening Peak
2015-2017	1.0174	1.0184
2015-2021	1.0586	1.0620
2015-2031	1.1527	1.1659

Source: Transport Assessment Scoping Note Growth Rates -Table 6.5

2.5 The difference between the two Traffic Growth estimates is two-fold:

1. The Transport Assessment Scoping Note considered an Opening Year of 2019 rather than 2021. On the basis of Pre-application comments received from WSCC, this was revised to 2021 to better reflect the likely development phasing; and
2. The Transport Assessment Scoping Note growth appraisal identified that between 2015-2019, TEMPRO assumed development growth of 26 jobs and 76 dwellings in the study area (Arundel 45UC5) and removed only the housing growth element from the assessment using the Planning Assumptions function. The TA appraisal considered the development assumptions between 2015-2021 and identified that TEMPRO included 33 jobs and 279 dwellings.

On the basis that the development site itself is proposing significant employment (and assesses the traffic impact of this within the TA), and that committed development input to the TA amounts to 778 dwellings, far exceeding this TEMPRO estimates, all job and housing growth was removed from the assessment. A similar exercise was carried out for the 2031 Future Year appraisal where 461 dwellings and 38 jobs were removed.

2.6 As outlined at Paragraph 7.2.5 of the TA, a more recent version of the TEMPRO Database has now been released (Version 7.2) which updates earlier assessments of traffic growth. To determine the robustness of the traffic growth estimates in the TA, a Sensitivity Test was carried out using TEMPRO 7.2, applying the same criterion. This generated lower traffic growth estimates than those applied in the TA. To demonstrate a robust assessment, the TA therefore retained the TEMPRO 6.2 growth estimates presented in Table 2.2.

2.7 On this basis, the Traffic Growth Rates applied in the TA are considered to be appropriate and robust for the purposes of assessing traffic conditions on both the local and strategic road networks.

3.0 Site 101 (SHLAA) West of Dappers Lane

3.1 The application site forms part of the draft allocation SD9 for North Angmering which comprises:

- Land South of Water Lane
- Land North of Water Lane
- Land at Herons Farm (formerly West of Dappers Lane)

3.2 The Transport Assessment Scoping Note proposed to include Land West of Dappers Lane (for 100 dwellings) as a Committed Development (this is the same site as the TA refers to as 'Herons Farm'). The Scoping Note also proposed to carry out a Sensitivity Test to consider the cumulative impact of Land North of Water Lane alongside delivery of the current application for development at Land South of Water Lane for 175 dwellings. On review, this proposed approach was incorrect as Herons Farm (or 'West of Dappers Lane') does not benefit from planning consent or a Local Plan allocation at this stage, and as such should not be considered to be a Committed Development, but instead should have been included in the Sensitivity Test.

3.3 The TA therefore considers the cumulative effect of the full draft SD9 North Angmering allocation through a Sensitivity Test (paragraph 7.3.4 of the TA). This includes a total of 800 dwellings across Land North of Water Lane (525 Dwellings + employment), Land South of Water Lane site (175 Dwellings) and Land at Herons Farm (100 dwellings).

3.4 In the context of the A27 corridor, Tables 7.20 and 7.21 of the TA demonstrate the impact of the delivery of the full SD9 allocation on the Strategic Road Network. This confirms that:

- The Long Furlong / Arundel Road / A27 / A280 roundabout would operate effectively in its current form both 'with' and 'without' the full draft SD9 allocation and that no improvement is necessary; and
- The proposed mitigation scheme for the A280 / Titnore Lane / A27 junction is sufficient to address the cumulative impacts of the cumulative development of North Angmering.

4.0 A27 / Titnore Lane / A280 Junction Mitigation

4.1 The Transport Assessment proposes a mitigation scheme at the A27 / A280 / Titnore Lane junction which comprises the provision of an extended two-lane approach to the junction on the A280 south-west approach. This scheme is shown on Drawing ITB9105-GA-024.

4.1.1 References to Drawing ITB9105-GA-023 are incorrect.

KEY:

..... HIGHWAY BOUNDARY

----- HIGHWAY BOUNDARY

- A27 OFF-SLIP

REVISED KERB TO PROVIDE
TWO LANES ON APPROACH

A280 SOUTH WEST

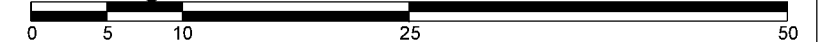
REVISED ROAD MARKINGS TO ALLOW FOR TWO LANE ENTRY

— TITNORE LANE

280

EXISTING ROAD MARKINGS
TO BE REMOVED

SCALE BAR @ 1:500



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B	19.06.17	MC	UPDATED AS PER STAGE 1 RSA COMMENTS	TW	TW
A	04.11.16	MC	MINOR AMENDMENTS	TW	TW
REV	DATE	BY	DESCRIPTION	CHK	APD
STATUS: FOR INFORMATION					

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B