

Ronnie McGregor

From: Amanda Scholes on behalf of Planning.Responses
Sent: 06 July 2018 08:51
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: Michael Eastham
Sent: 05 July 2018 09:55
To: Planning.Responses
Subject: FW: FAO Michael Eastham: Highways England response - A/40/18/OUT - Land North of Water Lane Angmering

Please upload the email below and the attachments onto Ocella as Highways England's updated response to A/40/18/OUT – Land North of Water Lane, Angmering.

Thanks,

Michael

From: Franklin, Richard [REDACTED]
Sent: 05 July 2018 09:48
To: Michael Eastham
Cc: Planning SE; Cleaver, Elizabeth; Bowie, David; 'Tim Wall'
Subject: RE: FAO Michael Eastham: Highways England response - A/40/18/OUT - Land North of Water Lane Angmering

Dear Michael,

Further to our email below, which was accompanied with the attached information, the applicant's consultant (cc'd) has been in touch and asked if Highways England would consider amending the condition to be required prior to the occupation of 250 dwellings and provided evidence accordingly. Having reviewed the information, Highways England is agreeable to this and as such, we have drafted the text below, which the applicant's consultant has indicated they are also agreeable to:

"Prior to the occupation of 250 dwellings within the permitted development, the improvement works at the A280/A27/Titnore Lane Roundabout junction shall be completed and open to the travelling public as shown on i-Transport's drawing number ITB9105-GA-024 "Proposed Improvement Scheme to A280/A27/Titnore Lane Roundabout" (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.*

I note that the application has yet to be determined. Therefore, please can you accept this as our updated response?

Please let us know if you have any queries or requirements.

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: Cleaver, Elizabeth [REDACTED]

Sent: 21 May 2018 16:21 [REDACTED]

To: 'planning.responses@arun.gov.uk'

Cc: Planning SE; [REDACTED]

Subject: FAO Michael Eastham; [REDACTED] 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

[REDACTED]

Kind regards,

Elizabeth Cleaver, Assistant Spatial Planning Manager

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

[REDACTED]

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 [REDACTED]

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: [REDACTED]

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:

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

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

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

Consider the environment. Please don't print this e-mail unless you really need to.