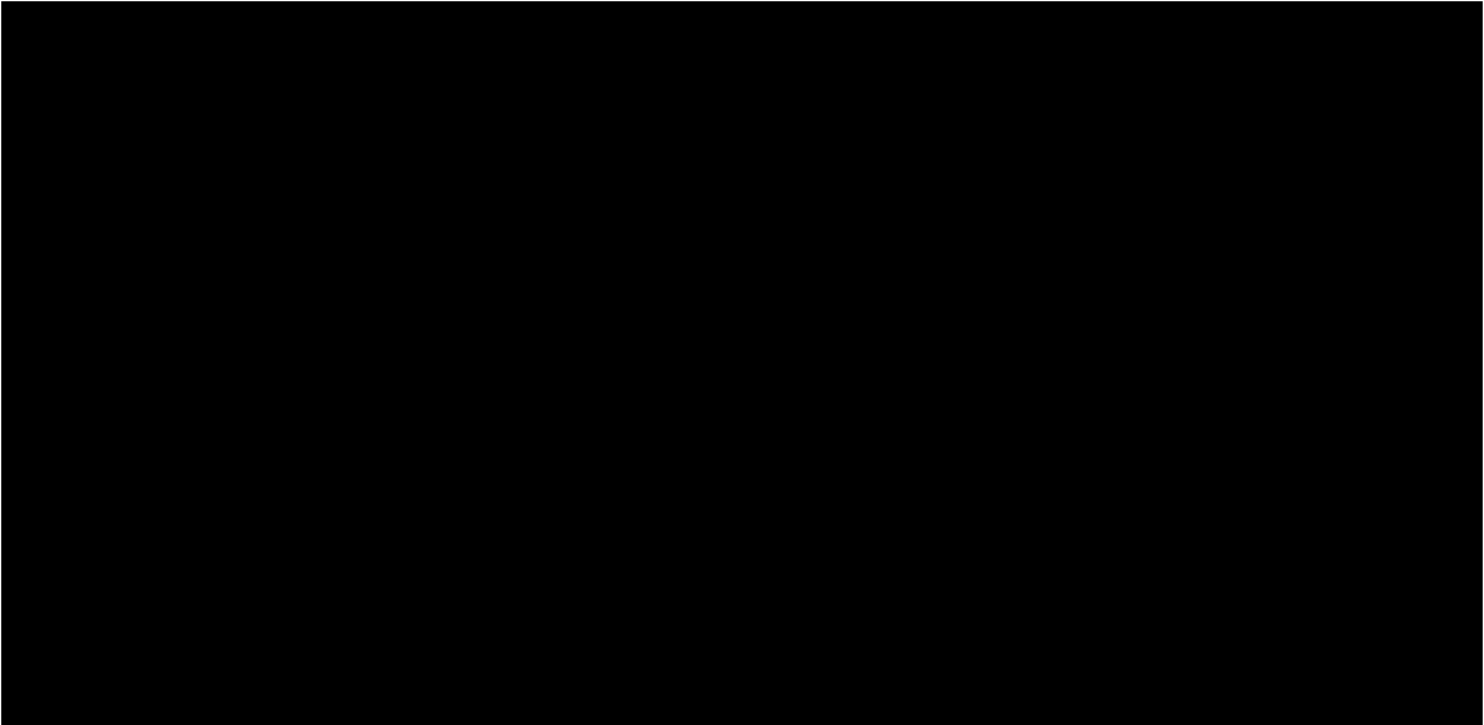




From: Michael Eastham
Sent: 22 March 2019 08:44
To: Nicola Spencer
Subject: FW: Emerging outcomes of apportionment work and current S106 negotiations - A/40/18/OUT: Land North of Water Lane, Angmering

Hi Nicola,

Please could you upload the email below and the attachments from Highways England onto Ocella for A/40/18/OUT – Land North of Water Lane, Angmering.

This is a revised consultation response from Highways England and it supersedes their response of 5th July 2018.

Thank you

Michael

From: Franklin, Richard [REDACTED]
Sent: 19 March 2019 15:23
To: Michael Eastham
Cc: Nicki Faulkner; Planning SE; Cleaver, Elizabeth; Bowie, David
Subject: RE: Emerging outcomes of apportionment work and current S106 negotiations - A/40/18/OUT: Land North of Water Lane, Angmering

Dear Michael,

In accordance with the agreed mitigation within Arun's newly adopted Local Plan, the Land North of Water Lane development should provide in full the mitigation at the A27/The Causeway (Arundel) roundabout, which consists of white line improvements shown on SYSTRA's drawing number "103800_D011 REV. A - A27/The Causeway (Arundel) Minor Works on A27 (EB and WD)" as attached. Please note that this does not cover the site's overall contribution to the Local Plan mitigation, and therefore an additional financial contribution is required. Accordingly, please find our revised HEPR attached, which supersedes our response of 5th July 2018.

If you have any queries regarding the above, 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

[REDACTED]



-	-	-	-	-	-
REVISION	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
PROJECT COUNCIL	4/40/18 OUT				

SYSTRA

Dukes Court Duke Street
WOKING GU21 5BH

DRAWN : SW	STATUS: Draft		PROJECT: Arun Transport Study 2016	
CHECKED : -	SCALE: 1:1000@A3	DATE: November 2016	TITLE: A27/The Causeway (Arundel) Minor Works on A27 (EB and WD)	
APPROVED : -	FORMAT: AutoCAD	CLIENT : -		
PROJECT MANAGER : --	This drawing must not be either loaned, copied or otherwise reproduced in whole or in part or used for any purpose without the prior written permission of SYSTRA Ltd.		DRAWING NO. 103800_D011	REV. A



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Nicola Debnam (Regional Director, South East),
Operations Directorate
South East Region
Highways England.

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

CC:

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: 81058

Referring to the planning application referenced above (consultation received 9 April 2018), in the vicinity of the A27 (which 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 new 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: 19 th March 2019
Name: Elizabeth Cleaver 	Position: Assistant Spatial Planning Manager
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 conditions be attached to any permission granted:

- 1) 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.

- 2) No part of the development hereby permitted shall be occupied until completion of the highway improvement works as shown on SYSTRA's drawing number "103800_D011 REV. A - *A27/The Causeway (Arundel) Minor Works on A27 (EB and WD)*" (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, and that scheme is brought into use.

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.

Informative:

1. Works affecting the Public Highway

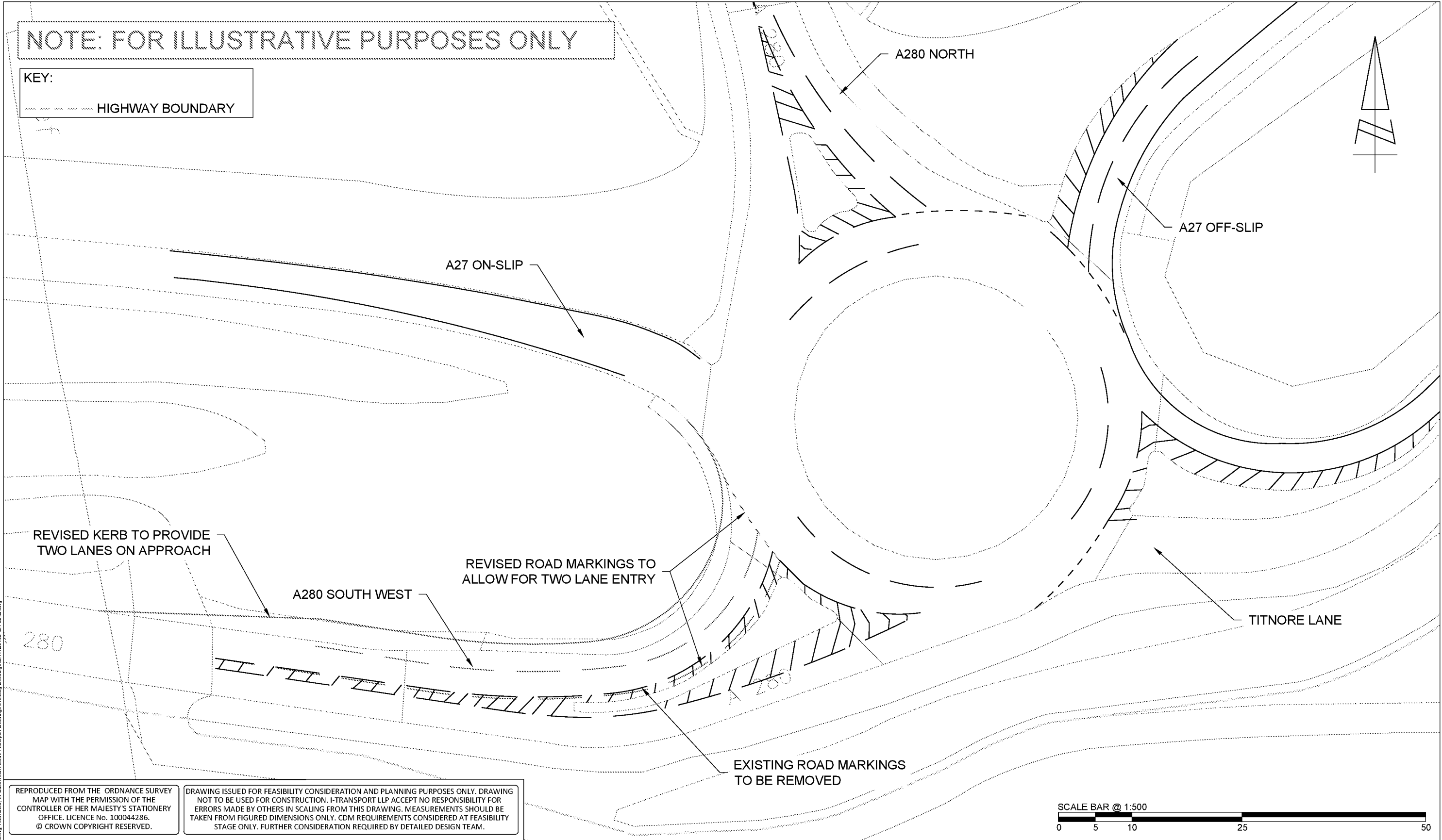
The Highways Act 1980 (as inserted via The Infrastructure Act 2015) requires those proposing works affecting the public highway to enter into an agreement with the Strategic Highway Authority (Highways England).

This development involves work to the public highway that can only be undertaken within the scope of a legal Agreement between the applicant and Highways England. Planning permission in itself does not permit these works.

It is the applicant's responsibility to ensure that before commencement of any works to the public highway, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the Spatial Planning Team, Highways England, Bridge House, 1 Walnut Tree Close Guildford, Surrey GU1 4LZ. Highways England switchboard Tel 0300 470 1370 Email: [REDACTED]

2. Financial contribution

This HEPR is provided on the basis that this site will also need to make an appropriate financial contribution to cover the site's full contribution towards the agreed Arun Local Plan mitigations.



 Grove House, Lutyens Close, Chineham Basingstoke, Hampshire, RG24 8AG www.i-transport.co.uk		B	19.06.17	MC	UPDATED AS PER STAGE 1 RSA COMMENTS MINOR AMENDMENTS	TW	TW	TITLE: PROPOSED IMPROVEMENT SCHEME TO A280 / A27 / TITNORE LANE ROUNDABOUT		SCALE @ A3: 1:500		CHECKED: TW	APPROVED: TW
		A	04.11.16	MC		TW	TW			FILE REF: ITB9105-GA-024		DRAWN: MC	DATE: 14.07.16
		REV	DATE	BY	DESCRIPTION	CHK	APD	PROJECT: LAND SOUTH OF WATER LANE, ANGMERING	CLIENT: RYDON HOMES, GLEESON DEVELOPMENTS LTD	DRAWING No: ITB9105-GA-024			
		STATUS: FOR INFORMATION								PROJECT No: ITB9105			REV: B