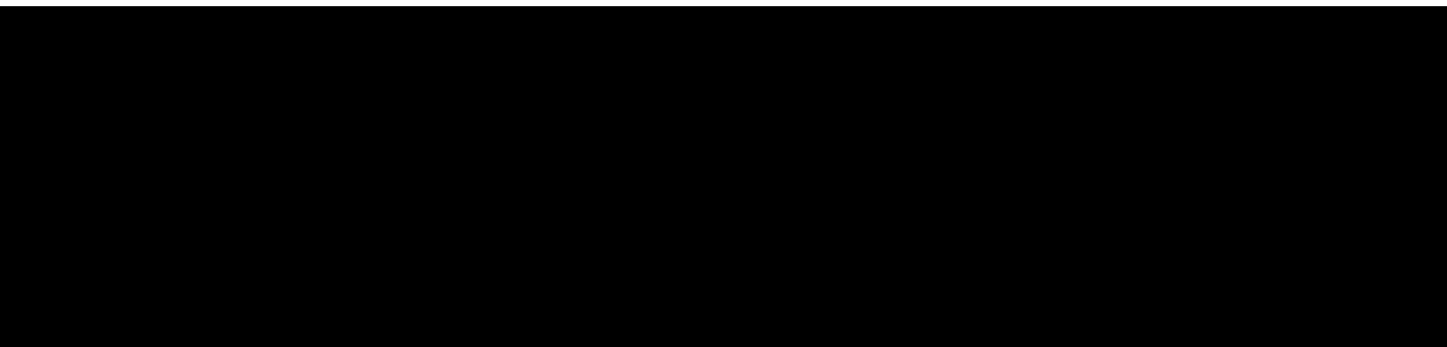




From: Cleaver, Elizabeth [REDACTED]
Sent: 22 May 2017 14:14
To: Planning.Responses; David Easton
Cc: [REDACTED]
Subject: Highways England Planning Response: A/44/17/OUT - Land west of Brook Lane and South of A259 Angmering BN16 3JL

For the attention of: Mr D Easton

Site: Land west of Brook Lane and South of A259 Angmering BN16 3JL.

Development: Outline application (with all matters reserved) for demolition of existing buildings on site and the erection of a mixed use development comprising 90No. residential units and a care home (Use Class C2 and C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping.

Planning Application No: A/44/17/OUT

Highways England Ref: HAMIS 77357

Dear Mr Easton,

Further to our email of 11 April we have received additional information (below) from the applicant's consultant. In view of this further information, Highways England does not object to the proposed development.

I attach our formal response offering no objection.

Should you have any queries regarding our response please contact us

Kind regards,

Elizabeth Cleaver, Assistant Spatial Planning Manager

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

Tel: [REDACTED]

Web: [REDACTED]

GTN: 0300 470 1064

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From: Richard Gregory [REDACTED]
Sent: 02 May 2017 17:13
To: Harwood, Paul; Bowie, David
Cc: Serena Page; Vera Lamont
Subject: RE: Land west of Brook Lane and South of A259 Angmering BN16 3JL.

Hello Paul, David,

In response to your consultation response for the proposed residential development on land west of Brook Lane (A/44/17/OUT) and subsequent conversation with my colleague Vera Lamont, we have assessed the impact of the development on the A27. We have based this on the predicted trip generation of the development as illustrated in Table 6.8 of our Transport Assessment assigned to the network in accordance with the distribution model attached which is derived from 2011 Census Journey to Work data. The resulting impact is shown in the table below.

Land use	Development traffic					
	AM Peak			PM Peak		
	Arr	Dep	Total	Arr	Dep	Total
1/2 bed flats	2	6	8	7	3	10
2/3/4 bed houses	9	25	34	22	11	33
Care Home	6	8	14	5	6	11
TOTAL	18	39	56	34	20	54
A27/A280 Impact (18%)	3	7	10	6	4	10
A27/A284 Impact (15%)	3	6	8	5	3	8

The table above demonstrates that the impact on the A27 is minimal.

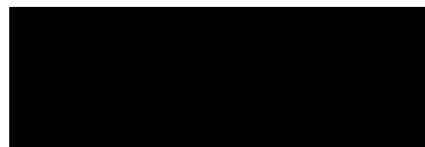
In addition, we note that the DfT have acknowledged that TEMPRO can over-estimate traffic growth and can therefore be considered to be a robust approach.

Do let us know if you require any further information at this time.

Kind regards,

Richard.

Richard Gregory, BSc (Hons) MCIHT
Associate
Mayer Brown Limited
Lion House
Oriental Road
Woking
Surrey
GU22 8AR



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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

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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.

To: Arun District Council – FAO Mr D Easton

CC:

Council's Reference: **A/44/17/OUT**

Location: Land west of Brook Lane and South of A259, Angmering, BN16 3JL.

Proposal: Outline application (with all matters reserved) for demolition of existing buildings on site and the erection of a mixed use development comprising 90 No. residential units and a care home (Use Class C2 and C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping.

Referring to the notification of a planning application dated 21 March 2017 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);~~

Highways England Planning Response (HEPR 16-01) January 2016

~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B is not relevant to this application.¹

HIGHWAYS ENGLAND (“we”) 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 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 with regard to planning application A/44/17/OUT and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via [REDACTED]

Signature [REDACTED]	Date: 22 May 2017
Name: Elizabeth Cleaver	Position: Assistant Spatial Planning Manager
Highways England: Highways England, Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ [REDACTED]	

¹ Where relevant, further information will be provided within Annex A.