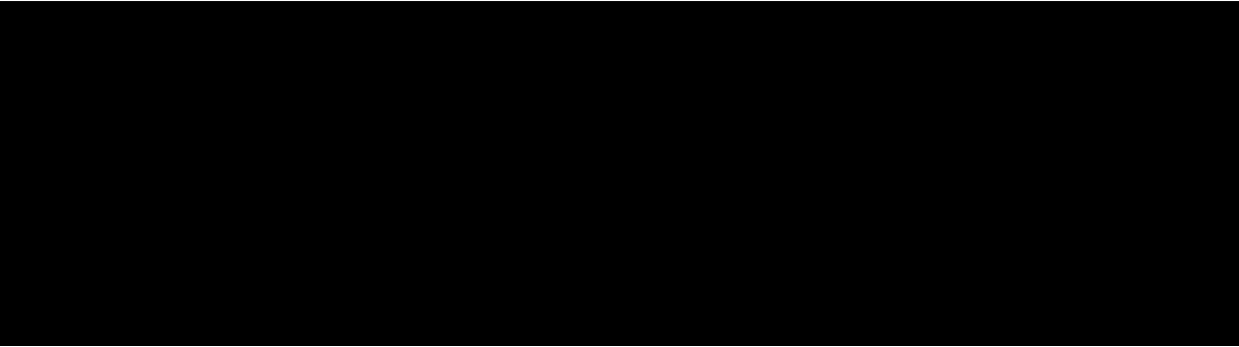




From: James Werby 
Sent: 12 October 2017 16:42
To: Franklin, Richard
Cc: Michael Eastham; Andrew Whittingham; Planning SE; Bowie, David; Cleaver, Elizabeth; Brian Heap
Subject: RE: Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB - app no. A/84/17/PL

Richard,

Following your email below, we have undertaken an assessment of the A27/A280/Titnore Lane southern roundabout and the A27/A280/Long Furlong northern roundabout to the north east of the site. Please find attached Technical Note demonstrating that the gross impact of the development proposals result in an immaterial impact on the junctions in question.

I trust you find this sufficient to provide a positive response to the scheme, but if you have any further comments, please feel free to contact me.

Kind regards,

James Werby | Transport Planner

motion | 8 Duncannon Street, London WC2N 4JF



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From: Franklin, Richard [REDACTED]
Sent: 27 September 2017 12:49
To: James Werby [REDACTED]
[REDACTED]

Subject: RE: Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB - app no. A/84/17/PL

Dear James,

Thank you for your email.

Please note that on the basis that Highways England has recently released consultation on the Arundel Bypass improvements, Highways England does not require modelling of the A27 / A284 junction as the options put forward include improvements at this junction.

With regard to the A27 / A280 junction, please be advised that the Transport Assessment for the Land South of Water Lane development (Arun planning application reference A/99/17/OUT) contains information on the existing geometry. Separate to this, Highways England requested that the applicant modelled the junction for a 2031 scenario in line with the end of the Local Plan, and to also include the Land North of Water Lane development. This included mitigation on the southwest arm proposed by the developer. Please find the results of the modelling attached. This should be used as the basis for modelling the impact of the Rustington Golf Centre. Just to confirm, while Highways England believes that the proportion of trips from Rustington Golf Centre routing through this junction is low at 14%, we are content for you to model the impact on the basis of this distribution and the gross trips – i.e. 305 in the AM peak and 363 in the PM peak, equating to 43 in the AM peak and 51 at the southern roundabout. The implications of the gross trips on the northern roundabout should also be considered after distribution.

Please let us know if you have any queries.

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

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: James Werby [REDACTED]
Sent: 22 September 2017 09:49
To: Franklin, Richard
Subject: RE: Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB - app no. A/84/17/PL

Richard,

Thank you for your response below in relation to the above planning application at Rustington Golf Centre. We note you are still insisting on modelling the A27/A284 junction to the west of the development and the A27/A280 to the east of the development, so in order for us to do this do you have the measurements for the junctions pre and post mitigation measures as well as baseline traffic flows for the junctions.

I look forward to hearing back from you on this matter.

Kind regards,

James Werby | Transport Planner

motion | 8 Duncannon Street, London WC2N 4JF

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From: Franklin, Richard

Sent: 21 September 2017 17:29

To: James Werby

Subject: RE: Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB - app no. A/84/17/PL

Dear James,

Thank you for your email of 13th September with additional information in response to the attached email. We have reviewed the information and have the following comments:

- In relation to the trampoline centre trip generation, while there still appears to be a discrepancy in calculating the number of trips, Highways England is satisfied with the gross level of trips assessed (305 in the PM peak and 363 in the Saturday peak).
- The explanation of the distribution description in paragraph 3.1 is acknowledged, although Highways England is still concerned that the distribution underestimates the trips using the A27.
- The note provides information on the net trips in the retail trip generation section. In this respect, reference to the TA submitted with the previous planning application (A/77/16/PL) indicates that the trips associated with this application appear to be 229 in the PM peak and 156 on the Saturday in Table 7.6, which would make the net trips 76 in the PM peak and 207 in the Saturday peak. This differs to the net trips calculated in the latest TA (Table 7.9 calculates a difference of 38 and 183 for the PM and Saturday peaks respectively), which appears to be the basis for the figures in Table 1 of the 13th September letter, and therefore appears to be an underestimate of net trips.
- We note the information provided in the section "Stage 3 of the Arun Transport Study – 2016", although Highways England is not just looking for reference to this document. As outlined in the attached email, the impact on the A27 needs to be considered for the development in its entirety based on gross trips. Even if the proposed distribution is accepted (which Highways

England considers low for the A27 as previously outlined), there would be 43 two way trips in the PM peak hour and 51 in the Saturday peak at the A27 / A280 junction. As such, Highways England is still concerned that the proposed development has the potential to cause severe harm to the Strategic Road Network. As previously outlined, the cumulative impacts will require assessment (i.e. using Junctions 9) using this level of gross trips as a minimum at the end of the Local Plan period 2031 with a view to a 'no worsening' of impacted junctions (no worse in terms of delay, queue length, RFC's and safety) compared with the development proposals and mitigation proposed as part of the emerging Local Plan.

As such, as the required assessment has not been provided to date, Highways England has no option but to recommend that the application should continue not be determined (other than a refusal) until it is provided. This is consistent with other applications that we are considering within the area and elsewhere.

I trust that this is of assistance and if you require further information please contact us accordingly.

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: James Werby [REDACTED]

Sent: 13 September 2017 15:11

To: Bowie, David

Cc: Bown, Kevin; Franklin, Richard; Andrew Whittingham

Subject: Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB - app no. A/84/17/PL

David,

Please find attached letter, sent in response to your latest set of comments dated 24 August 2017 for the above scheme.

I note that you are currently on leave, so I would appreciate if one of your colleagues could review the letter as decision date for this application is 21 September 2017.

If you have any questions in relation to the letter, please feel free to contact me.

Kind regards,

James Werby | Transport Planner

motion | 8 Duncannon Street, London WC2N 4JF

[REDACTED]
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