

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 07 November 2017 08:55
To: Planning Scanning
Subject: FW: FAO Case Officer Michael Eastham: Highways England response - A/84/17/PL - Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB
Attachments: RE: Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB - app no. A/84/17/PL; 20171106-HE-re-A-84-17-PL_3A2D427C.PDF

From: Franklin, Richard [<mailto:Richard.Franklin@highwaysengland.co.uk>]
Sent: 06 November 2017 17:18
To: Planning.Responses; Michael Eastham
Cc: 'transportplanning@dft.gsi.gov.uk'; growthandplanning; Planning SE; Bown, Kevin; Bowie, David; Cleaver, Elizabeth
Subject: FAO Case Officer Michael Eastham: Highways England response - A/84/17/PL - Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB

For the attention of: Michael Eastham

Application No: A/84/17/PL

Site: Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB.

Proposal: New retail unit with mezzanine together with associated car parking & service road - This is a departure from the Development Plan.

Highways England reference: 77953

Dear Michael,

Thank you for your consultation of 25 May 2017 regarding the above application and for your kind assistance during the period of Highways England's deliberations on this 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.

Following our discussion with the applicant's transport consultant, Motion, we have reviewed the "Technical Note 3: Response to Highways England" dated 12th October 2017 provided and subsequent email of 2nd November 2017 @ 1528 as attached, and are satisfied that the trips generated by the proposed development will be of a level that will not materially affect the safety and/or operation of the Strategic Road Network. Therefore we do not offer any objections or requirements relating to the proposal and attach our formal HEPR response form for your records.

Should you have any questions regarding this response, please contact me.

Kind regards,

Sent on behalf of Kevin Bown Area 4 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

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From: James Werby <jwerby@motion.co.uk>
Sent: 02 November 2017 15:28
To: Bowie, David; Franklin, Richard
Cc: Cleaver, Elizabeth; Andrew Whittingham; Planning SE
Subject: RE: Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB - app no. A/84/17/PL
Attachments: S05-2017-11-02- JW-Traffic Model - A27-A280 - revised.pdf; A27 Southern Roundabout - 2031 - revised_Junctions 9 Report.pdf; A27 Northern Roundabout - 2031 - revised_Junctions 9 Report.pdf

David,

Thank you for your latest helpful response in relation to the above scheme. Your points regarding the distribution are noted, and as such, the previous distribution and consequent modelling undertaken for the southern and northern A27/A280 junctions have been revised.

The revised distribution of the anticipated development traffic can be found in the attached traffic model. In line with your email below, all traffic now uses the A280 towards the A27 and traffic now routes onto the A27 in the eastbound direction. Following the revised distribution, the modelling has been re-run. The results of this modelling for both the southern and northern roundabout junctions are summarised in the tables below, whilst the full ARCADY outputs can be found attached.

Arm	Friday PM				Saturday Afternoon			
	Max RFC	Queue (veh)	Delay (s)	LoS	Max RFC	Queue (veh)	Delay (s)	LoS
1 – A27 Off-slip	0.76	3.0	23.83	C	0.77	3.1	24.52	C
2 – Titnore Lane	0.74	2.7	13.48	B	0.74	2.8	13.64	B
3 – A280 South West	0.67	2.0	7.82	A	0.68	2.1	7.88	A
5 – A280 North	0.90	7.9	17.55	C	0.90	8.0	17.73	C

Table 1: A280/A27/Titnore Lane Southern Roundabout Junction (2031 Baseline with Development Scenario)

Arm	Friday PM				Saturday Afternoon			
	Max RFC	Queue (veh)	Delay (s)	LoS	Max RFC	Queue (veh)	Delay (s)	LoS
1 – A280 Long Furlong	0.95	14.4	39.46	E	0.96	14.7	40.32	E

3 – A280 South	0.54	1.2	4.14	A	0.54	1.2	4.15	A
4 – A27 Off-slip	0.47	0.9	6.43	A	0.47	0.9	6.44	A
5 – Arundel Road	0.11	0.1	6.27	A	0.11	0.1	6.28	A

Table 2.2: A280/A27/Long Furlong Northern Roundabout Junction (2031 Baseline with Development Scenario)

As expected, the tables above and the ARCADY output files show very little difference to what was presented in the previous assessment. It is therefore considered that the gross impact of the development proposals at Rustington Golf Centre will not result in any adverse disruption to the free flow of traffic on the surrounding highway network and will not lead to a severe impact as is outlined in the NPPF.

I trust that the above now satisfies your latest set out of comments and Highways England are now in a position to provide a positive response to the scheme. However, if you have any comments on the latest assessment, please feel free to contact me.

Kind regards,

James Werby | Transport Planner

motion | 8 Duncannon Street, London WC2N 4JF

t 020 7031 8141 | e jwerby@motion.co.uk | w www.motion.co.uk

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From: Bowie, David [mailto:David.Bowie@highwaysengland.co.uk]

Sent: 01 November 2017 21:42

To: James Werby ; Franklin, Richard

Cc: Cleaver, Elizabeth ; Andrew Whittingham ; Planning SE

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

Dear James,

**Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB - app no. A/84/17/PL
HE Tracker No. 3883**

Thank you for providing the additional information required and apologies for the delay in our response, we endeavour to reply within a 21 day period from receipt of information.

I am pleased that you have modelled the A27 / A280 junction using the Land North of Water Lane development as a base, but I have concerns with the distribution used which does not seem quite correct to me. I note that you have placed 14% of development traffic through the junction as requested although you appear to be sending this 40:60

through the A280:Titnore Lane arms at the southern dumbbell roundabout of the junction. I doubt that in practice this would occur as all traffic using Titnore Lane must first pass the A280 from the development in which case surely they would travel the shorter distance up the A280 to the A27 rather than use Titnore Lane? Please correct the assignment to reflect all traffic to use the A280 towards the A27 unless there is a valid reason why this should not be the case. In addition, beyond the southern roundabout you send 7% traffic westbound onto the A27 and 8% northbound onto the A280, but there is nothing joining the A27 eastbound? I wonder whether this is an error as I suspect that traffic wishing to head to/from the west on the A27 would use the Crossbush junction? Accordingly, at the A27 / 280 junction traffic would be going to/from the east on the A27? Please can you review and correct or provide a robust explanation.

With the above matters in mind and adjusted, re-modelling at the A27/A280 will be required but will in all probability show little difference. However, as you will appreciate your assessment, once agreed, will be used by other developers consultants as the starting point for their Transport Assessments and therefore there is a need to ensure yours is as robust as it can be before it is accepted.

Once the above is concluded Highways England will be in a position to quickly provide a formal response to the planning authority. I trust that the above explains appropriately and trust you understand our position in this regard. If you would like to discuss this further please contact me again.

Kind regards

David

David Bowie

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

Mobile: + 44 (0) 7900 056130

Web: <http://www.highways.gov.uk>

From: James Werby [<mailto:jwerby@motion.co.uk>]

Sent: 26 October 2017 11:52

To: Franklin, Richard

Cc: Bowie, David; Cleaver, Elizabeth; Andrew Whittingham

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

Richard,

Further to my email below, are you able to provide me with update me on this scheme. I trust what we have now provided is sufficient to provide a positive response to the scheme, but let me know if you have any further comments.

I look forward to hearing back from you.

Kind regards,

James Werby | Transport Planner

motion | 8 Duncannon Street, London WC2N 4JF

t 020 7031 8141 | e jwerby@motion.co.uk | w www.motion.co.uk

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From: James Werby
Sent: 17 October 2017 14:01
To: 'Franklin, Richard' <Richard.Franklin@highwaysengland.co.uk>
Subject: RE: Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB - app no. A/84/17/PL

Richard,

Are you able to provide me with when we are likely to receive a response for you on this scheme?

I look forward to hearing back from you.

Kind regards,

James Werby | Transport Planner

motion | 8 Duncannon Street, London WC2N 4JF
t 020 7031 8141 | e jwerby@motion.co.uk | w www.motion.co.uk
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From: James Werby
Sent: 12 October 2017 16:42
To: 'Franklin, Richard' <Richard.Franklin@highwaysengland.co.uk>
Cc: 'Michael Eastham' <Michael.Eastham@arun.gov.uk>; Andrew Whittingham <awhittingham@motion.co.uk>; Planning SE <planningse@highwaysengland.co.uk>; Bowie, David <David.Bowie@highwaysengland.co.uk>; Cleaver, Elizabeth <Elizabeth.Cleaver@highwaysengland.co.uk>; 'Brian Heap' <brianheaparchitect@btconnect.com>
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

We are delighted to be nominated for the Best Professional Property Services Company in this year's Surrey Property Awards. Voting is now open. Please show your support by clicking on the image below and casting your vote.



From: Franklin, Richard [<mailto:Richard.Franklin@highwaysengland.co.uk>]
Sent: 27 September 2017 12:49
To: James Werby <jwerby@motion.co.uk>
Cc: 'Michael Eastham' <Michael.Eastham@arun.gov.uk>; Andrew Whittingham <awhittingham@motion.co.uk>; Planning SE <planningse@highwaysengland.co.uk>; Bowie, David <David.Bowie@highwaysengland.co.uk>; Cleaver, Elizabeth <Elizabeth.Cleaver@highwaysengland.co.uk>
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

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From: James Werby [<mailto:jwerby@motion.co.uk>]
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 [<mailto:Richard.Franklin@highwaysengland.co.uk>]

Sent: 21 September 2017 17:29

To: James Werby <jwerby@motion.co.uk>

Cc: 'David Innes' <David.Innes@arun.gov.uk>; Andrew Whittingham <awhittingham@motion.co.uk>; Planning SE <planningse@highwaysengland.co.uk>; Bown, Kevin <Kevin.Bown@highwaysengland.co.uk>; Bowie, David <David.Bowie@highwaysengland.co.uk>; Cleaver, Elizabeth <Elizabeth.Cleaver@highwaysengland.co.uk>

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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From: James Werby [<mailto:jwerby@motion.co.uk>]

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

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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
Michael.Eastham@arun.gov.uk

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

Council's Reference: A/84/17/PL

Location: Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB.

Proposal: New retail unit with mezzanine together with associated car parking & service road - This is a departure from the Development Plan.

HEPR Ref: 79403

Referring to the notification of a planning application dated 1 September 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*

**on the basis that the trips generated will be of a level that will not materially affect the safety and/or operation of the SRN.*

~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~

- ~~e) 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 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 response represents our formal recommendations with regard to A/84/17/PL and has been 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 Council disagree with this recommendation you must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk. If you need a copy of the Direction, please contact us.

Signature: 	Date: 06 November 2017
Name: Kevin Bown	Position: Spatial Planning Manager
Highways England:	
Highways England, Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	
Kevin.Bown@highwaysengland.co.uk	

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