





From: Stephen Gee 
Sent: 06 October 2017 14:58
To: Michael Eastham
Subject: RE: A/99/17/OUT - Land south of Water Lane, Angmering

Michael,

It should also be noted that 3 of the 4 junctions are on Highways England strategic road network and as such WSCC would not be party to any contributions. I note Highways England did not ask for any contributions within their response.

Water Lane

The works provide sufficient capacity that all local plan growth should be accommodated by the water lane junction (note further improvements maybe added by the north site which aren't strictly a necessity in development terms but would again provide additional wider benefits). In laymans terms – someone else won't have to pay for it and then should ADC wish to seek contributions from them for IDP then I'm sure you could make a case.

Should you wish to provide a fuller response to the AAG please could you provide the methodology for contribution calculation for the junctions identified within the IDP and figure associated with this development as discussed my best guess of improvements to the Littlehampton rbt would be circa £800.

Stephen

From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]
Sent: 06 October 2017 11:11
To: Stephen Gee
Subject: RE: A/99/17/OUT - Land south of Water Lane, Angmering

Hi Stephen,

Thank you for your response of 27 September 2017.

During the Angmering Advisory Group meeting last night, the members asked how the improvements to the Water Lane/A280 junction and A280/A27/Tinmore Lane junction were "above and beyond" the following four schemes listed in the Arun District Council Infrastructure Delivery Plan (IDP) for Angmering North:

- Contributions to A27/B2233 Nyton Road (Priority Junction)
- Contributions to A27/A29 Fontwell Eastern Roundabout (Roundabout Improvement)
- Contributions to A27/A284 Arundel (Roundabout Improvement)
- Contributions to A259/B2187 Littlehampton West – Tesco (Roundabout Improvement)

I did not have a robust answer ready for the members at the Angmering Advisory Group.

Please could you advise me.

Regards,

Michael

From: Stephen Gee [REDACTED]
Sent: 27 September 2017 09:20
To: Michael Eastham
Subject: RE: A/99/17/OUT - Land south of Water Lane, Angmering

Michael,

The development will be providing improvements to the Water Lane/A280 junction and A280/A27/Tinmore Lane. The value of these work is over and above the level of contribution we would anticipate to seek for the development. Section 7.1.13 acknowledges that "The costs in Table 27 do not represent the full cost of highways and transport mitigation for the Local Plan as they exclude: A29 Realignment major scheme, other junctions designed by developers and sustainable transport package measures for each site, including bus, cyclist and pedestrian infrastructure."

This application is for a small proportion of the overall allocated site and as such additional improvements/contributions are likely to be sought from future applications within the allocated site.

With regard to the Angmering Link. Pre application discussions have taken place with the land north of water lane site and a public consultation event has been held. Options to provide a facility via improvements to the signals proposed as part of this application or via a roundabout are being considered. The provision of a right hand turn at Water Lane would fulfil a similar purpose as an Angmering Link by reducing vehicular flows through the village.

Regards

Stephen

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 26 September 2017 15:42
To: Stephen Gee
Cc: Deborah Urquhart; SU Local Development
Subject: RE: A/99/17/OUT - Land south of Water Lane, Angmering

Hi Stephen,

Local residents in Angmering are objecting to the outline planning application A/99/17/OUT -- Land South of Water Lane, Angmering claiming that:

"The application ignores the findings of the revised Arun Transport Study 2016, which assesses Angmering North's impact on the wider road network and apportiones the cost of mitigation against the allocation. Instead, the applicant uses the 2013 Transport Study on which to base its evidence. Even then, failing to mention, or consider in its calculations, the reports recommendation to provide an A280 link road to relieve pressure on the A259. Therefore, the findings of the applicant's report cannot be considered sound".

Please could you provide me with wording to rebut the claim of residents.?

In addition, the Land South of Water Lane, Angmering (A/99/17/OUT) is a strategic allocation in the modified emerging Arun Local Plan.

Don't WSCC (Strategic Highways) want contributions from this planning application to help deliver the following four junction improvements which are listed in the Arun District Council Infrastructure Delivery Plan (the IDP) for North Angmering.

- Contributions to A27/B2233 Nyton Road (Priority Junction)
- Contributions to A27/A29 Fontwell Eastern Roundabout (Roundabout Improvement)
- Contributions to A27/A284 Arundel (Roundabout Improvement)
- Contributions to A259/B2187 Littlehampton West -- Tesco (Roundabout Improvement)

I look forward to receiving your answer.

Thanks,

Michael

From: Stephen Gee [REDACTED]
Sent: 24 July 2017 13:45
To: Michael Eastham
Cc: Deborah Urquhart
Subject: RE: A/99/17/OUT - Land south of Water Lane, Angmering

Michael,
As this isn't an allocated site we wouldn't be seeking contributions for the schemes below. We would of course do this for the Land North of Water Lane site.

Regards

Stephen

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 24 July 2017 11:47
To: Stephen Gee
Cc: Deborah Urquhart
Subject: RE: A/99/17/OUT - Land south of Water Lane, Angmering

Stephen,

I have just read through the WSCC Highway comments, including the S106 contribution(s) for A/99/17/OUT – Land South of Water Lane, Angmering.

The following highway schemes are listed in the Arun District Council Infrastructure Delivery Plan (the IDP) for North Angmering.

- Contributions to A27/B2233 Nyton Road (Priority Junction)
- Contributions to A27/A29 Fontwell Eastern Roundabout (Roundabout Improvement)
- Contributions to A27/A284 Arundel (Roundabout Improvement)
- Contributions to A259/B2187 Littlehampton West – Tesco (Roundabout Improvement)

Don't WSCC (Strategic Highways) want contributions from this planning application to help deliver these four junction improvements?

I look forward to receiving your answer.

Kind regards,

Michael

From: Stephen Gee [REDACTED]
Sent: 24 July 2017 10:55
To: Michael Eastham
Cc: Deborah Urquhart
Subject: A/99/17/OUT - Land south of Water Lane, Angmering

Michael,

Please find attached comments on planning application reference A/99/17/OUT

Regards

Stephen

Stephen Gee|Consultant (Senior Planner) County Highways (Development Management),
Planning Services, West Sussex County Council | Location: Ground Floor, Northleigh, County
Hall, Chichester, PO19 1RH

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