

Dandara Limited

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Mr D Easton
Principal Planning Officer
Arun District Council
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Arun Civic Centre
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4th January 2019

Dear David,

Town and Country Planning Act 1990

Land off Fontwell Avenue, Fontwell (ref. WA/22/15/OUT)

Application for the Variation of a Condition under Section 73 of TCPA 1990

Outline planning permission was granted on 13th July 2017 for '*up to 400 new dwellings, up to 500 sq m of non-residential floor space (A1, A2, A3, D1 and/or D2), 5,000 sq. m of light industrial floorspace (B1 (b)/(c) and associated works including access, an internal road network, highway works, landscaping, selected tree removal informal and formal open space and play areas, pedestrian and cyclist infrastructure, utilities, drainage infrastructure, car and cycle parking and waste storage*' under ref. WA/22/15/OUT on land lying to the east of Fontwell Avenue in Arun District.

Condition 24 attached to the grant of outline planning permission reads as follows:

'No part of the development hereby permitted shall be occupied until the completion of the improvements to the A27/A29 Fontwell Roundabout shown on Drawing Number 1186-05 Rev A - Proposed Roundabout Improvements'.

Following the grant of outline planning permission, detailed discussions have been held with West Sussex County Council and Highways England regarding timescales associated with surveys (particularly utilities), initial design, detailed S278 design, contractor procurement, construction and sign-off associated with the works.

A programme is included alongside this planning application which provides more detail regarding key milestones associated with the A27/A29 roundabout improvement works and associated timescales which currently anticipates completion of the works mid 2021.

Clearly undertaking significant improvement works on the strategic road network, involving both West Sussex County Council (A29 and Arundel Road arms) and Highways England (A27 arms), is particularly complex and involves numerous uncertainties which can significantly impact upon the programme.

Dandara Ltd wants to deliver new homes on the Fontwell site as soon as possible both from a commercial perspective and to assist Arun District with its challenging housing target and five year housing land supply position. Phil Jones Associates (PJA), who undertook the original transport evidence work which supported the outline planning application, have therefore been instructed to consider whether some homes could be delivered ahead of the completion of the A27/A29 roundabout works without detriment resulting to the local highway network.

This planning application is accompanied by a Technical Note prepared by PJA to assess the potential for 150 of the up to 400 new homes permitted on the site to be constructed in advance of the completion of the proposed mitigation at the A27 / A29 roundabout. The Technical Note assesses the impact of the traffic generated by 150 dwellings on the A27 / A29 Fontwell Avenue / Arundel Road roundabout and the A27 / A29 roundabout to the north-east of Fontwell. The modelling has been undertaken using the consented VISSIM model and has assumed no highways mitigation.

The Technical Note reaches the following three principal conclusions:

- Overall network performance is consistent between the '2022 Baseline + Committed Developments' scenario and the '2022 Baseline + Committed Developments + 150 Dwellings scenario';
- Increases in delays of up to two seconds from the baseline are expected, which would have negligible impact;
- In the AM peak, northbound journey times would increase by 26 seconds (3.9%), with no increase in journey times in other directions. In the PM peak, a maximum journey time increase of four seconds (2.5%) is predicted.

The Technical Note and its findings were presented to West Sussex County Council and Highways England at a meeting held on 29th October 2018. An email was subsequently received from Stephen Gee at WSCC dated 29th November 2018 confirming that based on the modelling and analysis contained within the Technical Note, the occupation of 150 homes prior to the completion of the A27/A27 roundabout works would not cause detriment to the local highway network.

Having regard to the modelling and analysis contained in the PJA Technical Note, as discussed and agreed with WSCC and Highways England, this planning application seeks to vary the wording of Condition 24 to:

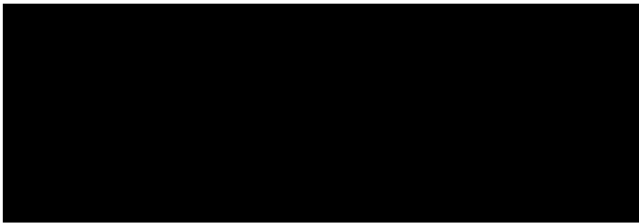
'No more than 150 units hereby permitted shall be occupied or more than two years lapse from the date of first occupation of the development (whichever is the sooner) until the completion of the improvements to the A27/A29 Fontwell Roundabout shown on Drawing Number 1186-05 Rev A - Proposed Roundabout Improvements'.

A Section 73 planning application is therefore submitted via the Planning Portal and comprises the following:

- Planning application form;
- Requisite fee;
- Supporting covering letter;
- PJA Technical Note;
- A27/A29 roundabout works programme.

I trust the enclosed is sufficient to validate the planning application but if you require any further information or clarification on any matters contained herein, please do not hesitate to contact me.

Kind regards,



John Richards MRTPI
Planning Director
Dandara Ltd

