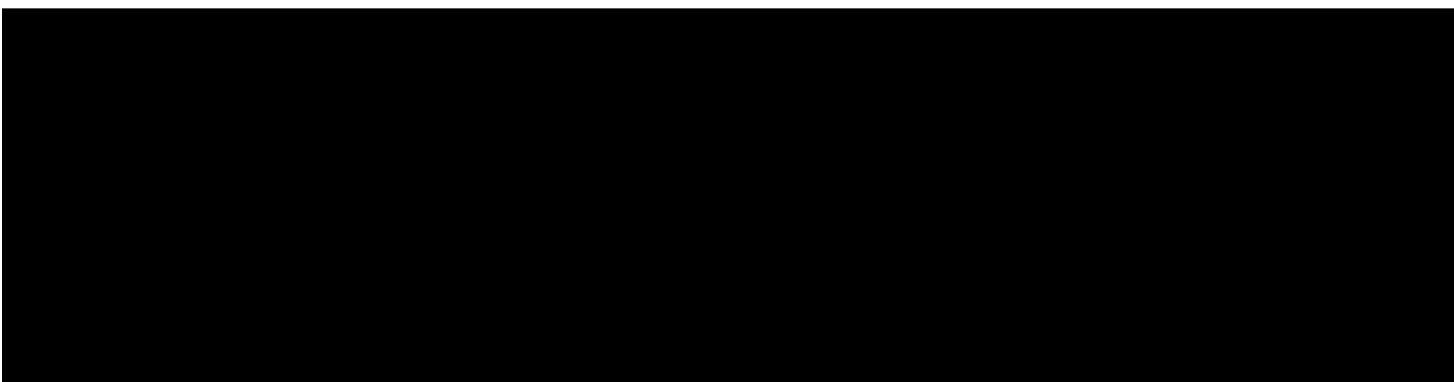




From: Michael Eastham
Sent: 09 September 2017 17:53
To: Planning.Responses
Subject: FW: WA/44/17/OUT - Land East of Tye Lane, Walberton

Please upload onto Ocella.

It is a consultation response from Highways England.

Thanks,

Michael

From: Bowie, David [REDACTED]
Sent: 08 September 2017 16:57
To: Michael Eastham
Cc: 'Stephen Gee'; 'Tim Wall'; Bown, Kevin; Franklin, Richard
Subject: RE: WA/44/17/OUT - Land East of Tye Lane, Walberton

Hi Michael,

It's only one of the options (Option 5A) which effects the Yapton Lane junction the other two Bypass options under consultation make no changes to the junction. At this point we'd have to say that an agreed Yapton Lane scheme needs to be on the table in the event that our Major Scheme does not provide an improvement at Yapton Lane or that there is no scheme at all (which is possible bearing in mind what happened at Chichester).

Highways England's view would be that if the chosen Bypass scheme made changes at the Yapton Lane junction then the agreed mitigation scheme cost would be put towards that scheme as a contribution. If it didn't go ahead then we'd expect the applicant to deliver it. The wording of our conditions is such that it's an either / or arrangement. Accordingly, I would be advising councillors that the councils s106 agreement simply states that the applicant shall enter into a s278 for the agreed mitigation works on the agreed plan or contributes the equivalent to the Bypass scheme.

Whilst the Bypass proposals have been tested for planned development up to the end of your Local Plan period I am not sure that the 5A junction option has been tested for the amount of extra housing coming through the system outside of the strategic sites. Looking at the form of arrangement I'd say that there is a bit of flexibility, certainly for this site, but if everything currently known is approved we are potentially in the region of 1000 dwellings in and around Yapton / Walberton and I'd be concerned that option 5A might not cope with that level of growth!

Hope this assists.

Regards

David

David Bowie

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

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 08 September 2017 16:18
To: Bowie, David
Cc: 'Stephen Gee'; 'Tim Wall'
Subject: RE: WA/44/17/OUT - Land East of Tye Lane, Walberton

Hi David,

I have just attended a Planning Briefing Panel meeting with the councillors from Arun District Council in advance of the Development Control Committee meeting on 20th September Committee, where I presented the outline planning application (WA/44/17/OUT) – Land East of Tye Lane, Walberton.

During the question and answer session, the chairman of the Development Control Committee questioned the proposed junction improvements at Yapton Lane and the A27 corridor, claiming that the proposed junction improvements are different to those being proposed for the Arundel Bypass.

Councillors are asking if we could see plans of junction improvements at Yapton Lane and the A27 with and without the Arundel Bypass taken place and if the Section 106 Agreement could be drafted with a with and without Arundel Bypass clause.

I look forward to receiving your response.

Kind regards,

Michael Eastham
Principal Planning Officer
Strategic Development
Arun District Council

<http://www.arun.gov.uk>

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