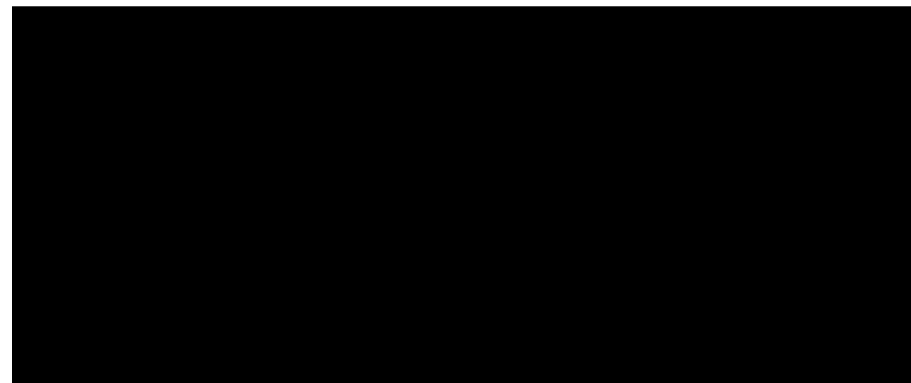




From: Tim Wall [REDACTED]
Sent: 18 September 2017 15:14
To: 'Bowie, David'
Cc: Bown, Kevin; Franklin, Richard; Michael Eastham; Planning SE; Cleaver, Elizabeth; Zane Beswick
Subject: WA/44/17/OUT - Land East of Tye Lane, Walberton
Importance: High

Hi David,

I understand you are back from leave today. We have tried to call you and other colleagues a number of times now.

Whilst I appreciate you will be catching up on matters, it is imperative that we get HE's formal response to the application either today or tomorrow at the very latest. The planning application is due to be heard at ADC Planning Committee on Wednesday afternoon and the case officer, Michael Eastham copied here, needs HE's formal response to be able to properly advise members.

Can you please make this your top priority or if you are not able to, is someone else at HE able to provide the formal response on your behalf?

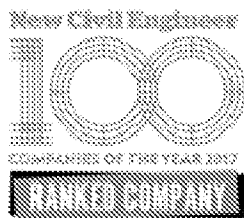
I attach for ease my latest two e-mails which sets out the proposed contribution and works trigger. I am available to discuss this at any point.

Thanks in advance and please let me know how you are intending to deal with this matter.

Kind regards

Tim Wall BA (Hons) MSc MCIHT CMILT

Associate Partner
for i-Transport LLP



Basingstoke Office: Grove House, Lutyens Close, Chineham Court, Basingstoke, RG24 8AG

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From: Tim Wall [REDACTED]
Sent: 06 September 2017 16:39
To: Bowie, David
Cc: Planning SE; Franklin, Richard; Cleaver, Elizabeth; Zane Beswick
Subject: Walberton - A27 / A29 / Arundel Road Contribution
Attachments: Walberton - A27/Yapton Lane Improvement Trigger; 2017-09-05-Cost Assessment ITB11324-GA-015revC (002).XLSX

Importance: High

Hi David,

Further to our discussions, please see attached a cost estimate for the A27 / A29 Improvement Works. This estimate is based upon the latest scheme drawings, incorporating the additional elements of the works identified during the Stage 1 Audit, and has used primarily the SPONS Directory to derive appropriate infrastructure costs.

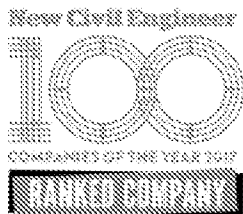
As you will note, the works cost for the additional works to the A27 / A29 / Arundel Road junction is estimated to be £203,784.01. Including allowances for additional delivery costs such as Professional Fees, Preliminaries, Traffic Management and a 15% Contingency to cover unknown costs, the estimated out-turn works cost is £294,467.89. On this basis, my client is proposing to make a contribution of £300,000 towards the additional works at the junction which we trust is sufficient. Can you confirm that this can be agreed please so that it can be included in the Section 106 agreement?

I also reattach my earlier email with regards to the A27 / Yapton Lane works trigger, and wondered if you have had opportunity yet to consider this?

I trust this assists your response to Arun DC (which I know they are separately chasing), but would be happy to discuss as needed and am contactable on my mobile number below over the next day.

Kind regards

Tim Wall BA (Hons) MSc MCIT CMILT
Associate Partner
for i-Transport LLP



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Cost Assessment - Based on: Drawing ITB 11324-GA-015 rev C
A27 / A29 / Fontwell Avenue - Potential Further Junction Improvement

Item	Description	Quantity	Unit	Rate	Total
1	Site Clearance				
	General site clearance		Item	£1,500.00	£1,500.00
	Take up and dispose of kerbs	245	m	£6.68	£1,636.60
	Plane existing road surface (50mm)	910	m ²	£11.42	£10,392.20
					£0.00
				Sub Total	£13,528.80
2 Earthworks					
	Excavation of acceptable material Class 5 A (topsoil) using backacters	234	m ³	£3.62	£847.08
	Excavation of acceptable material excluding Class 5 A using backacters	528	m ³	£6.90	£3,643.20
	Disposal of material using 10tonne tipper haul < 1km	762	m ³	£3.47	£2,644.14
	Extra over for Haul of 10km to tip (£1.74/km haul)	762	m ³	£17.40	£13,258.80
	Tipping charges - non-hazardous waste	762	m ³	£31.00	£23,622.00
	Landfill Tax - assume inactive or inert material	1448	Tonne	£2.50	£3,620.00
	Imported Granular Fill for embankment construction	540	m ³	£27.26	£14,720.40
	extra over for aggregate Tax	540	m ³	£4.75	£2,565.00
	Imported Granular Fill DfT Class 6F for Capping	167	m ³	£26.16	£4,368.72
	extra over for aggregate Tax	167	m ³	£4.75	£793.25
	Granular Type 1 Sub Base (150mm)	84	m ³	£33.37	£2,803.08
	Compaction of Class 6F fill in Capping layer	167	m ³	£2.01	£335.67
				Sub Total	£73,221.34
3 Kerbs Footways and Paved Areas					
	Precast concrete kerbs laid straight	255	m	£22.02	£5,615.10
	Mass concrete Foundation to kerbing 150mm x 300mm	255	m	£5.04	£1,285.20
	Mass concrete hunching to kerbing 100mm x 100mm	255	m	£0.77	£196.35
	Full Depth Carriageway Construction (SC/BC/RB)	556	m ²	£64.90	£36,084.40
	Surface course to planed off areas	910	m ²	£9.41	£8,563.10
	Anti-skid surfacing system on approach	474	m ²	£19.25	£9,124.50
	Footway construction (bit-mac plus edgings)	150	m ²	£64.00	£9,600.00
	Additional dropped crossings and tactile paving	3	Nr	£1,000.00	£3,000.00
	Precast concrete gully including cast iron cover	9	Nr	£522.99	£4,706.91
	Gully connection to existing drainage within central reserve	45	m	£193.67	£8,715.15
	Concrete manhole 2100mm diameter depth 3.00m	1	Nr	£3,000.00	£3,000.00
				Sub Total	£89,890.71
4 Traffic signs, Street Furniture and Road Markings					
	New Road Lines	415	m	£2.00	£830.00
	New Arrow Markings	4	Nr	£31.20	£124.80
	New bifurcation Arrow	1	Nr	£130.00	£130.00
	Road marking letters 3.75m high	28	Nr	£21.37	£598.36
	New double post sign	6	Nr	£700.00	£4,200.00
	Extra over for double height signal poles	2	Nr	£1,000.00	£2,000.00
	Cantilever bracket and signal head	1	Nr	£2,000.00	£2,000.00
	New lighting columns	6	Nr	£710.00	£4,260.00
	new cable for street lighting columns	150	m	£50.00	£7,500.00
	New reflective bollard with plain face aspect	1	Nr	£500.00	£500.00
	Additional ADS sign on A27	1	Nr	£5,000.00	£5,000.00
				Sub Total	£27,143.16
Works Sub Total					£203,784.01
Professional Fees 7.5%					£15,283.80
Preliminaries 10%					£20,378.40
Traffic Management 12%					£24,454.08
Contingency 15%					£30,567.60
TOTAL WORKS COST					£294,467.89

From: Tim Wall [REDACTED]
Sent: 06 September 2017 09:15
To: Bowie, David; Planning SE; Franklin, Richard; Cleaver, Elizabeth
Cc: Zane Beswick
Subject: Walberton - A27/Yapton Lane Improvement Trigger
Attachments: image002.png

Good Morning David,

Thank you for your time yesterday and I understand you will be issuing your formal response to Arun DC shortly.

In terms of the trigger for the delivery of the right-turn extension works, I have spoken with my client on this matter, and whilst we maintain that a later trigger in the development would be reasonable, we do understand the rationale of what you are trying to achieve with your 40 dwelling trigger, i.e. ensure that the works are delivered at an early stage of the development, but enabling some development to come forward first to both fund the works and allow time for them to be delivered.

Talking this through with my client has however identified a potential logistical issue with what is proposed.

As you are probably aware, 30% of the dwellings on the site are to be 'affordable' dwellings and these will be provided by others (i.e. a Housing Association), rather than the main housebuilder on the site. There is therefore the potential for the affordable dwellings to be delivered either in advance or simultaneously with the private dwellings, which would reduce the revenue generated and time afforded to the developers to fund and complete the A27 Right-Turn extension works.

For that reason, what we would ask you to consider is tying delivery of the works to the occupation of the 40th Private dwelling. This will still ensure that the works are delivered at an early stage of the development but will provide that small additional flexibility that would greatly assist my client on the commercial side of the development.

Can you consider this please, and I am happy to discuss further.

Kind regards

Tim Wall BA (Hons) MSc MCIHT CMILT

Associate Partner

for i-Transport LLP

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