

Correspondence from Highways England

From: Michael Eastham
Sent: 20 September 2017 07:40
To: Planning.Responses
Subject: FW: Outline planning application (WA/44/17/OUT) - Land East of Tye Lane, Walberton

Please upload onto Ocella.

Thanks,

Michael

From: [REDACTED]
Sent: 19 September 2017 17:44
To: Franklin, Richard; Michael Eastham
Cc: Planning SE; 'Ellie White'; Bowie, David; Bown, Kevin; Cleaver, Elizabeth
Subject: RE: Outline planning application (WA/44/17/OUT) - Land East of Tye Lane, Walberton

Richard,

Thanks but this is not quite correct.

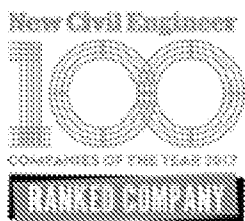
David has outlined that the S106 will need to secure the A27 / Yapton Lane works as either works (S278) or contribution (if Arundel Bypass 5a is progressed). This could not be done by condition. Please see David's email attached.

Furthermore, the A27 / A29 / Fontwell Avenue junction is to be secured by financial contribution in the S106 rather than S278. These works are an extension to the Fontwell Meadows Improvement.

Happy to discuss as required.

Kind regards

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



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

T: 01256 316509 M: 07508 413269 F: 01256 338644 E: Tim.wall@i-transport.co.uk W: www.i-transport.co.uk

We use the word "partner" to refer to a member of i-Transport LLP or an employee or consultant with equivalent standing and qualifications.

Please note that **the information in this e-mail is confidential** and unless you are (or authorised to receive it for) the intended recipient, you must not disclose, copy, circulate or in any way use the information it contains. **If you have received this e-mail in error** please inform us and immediately delete all copies from your system. Whilst it is believed that this e-mail and any attachments are free of any virus or other defect, it is your responsibility to ensure that your computer or IT system are not affected and we accept no responsibility for any loss or damage arising.

i-Transport LLP is a limited liability partnership Registered in England under number OC311185. Registered Office: 3rd Floor, One London Square, Cross Lanes, Guildford, Surrey, GU1 1UN. A list of members is available upon request.

From: [REDACTED]

Sent: 19 September 2017 17:26

To: Michael Franklin, Assistant Spatial Planning Manager Area 4

Subject: RE: Outline planning application (WA/44/17/OUT) - Land East of Tye Lane, Walberton

Dear Michael,

Please note that normal practice is to refer to the mitigation via a Grampian condition as part of any planning permission, while the delivery mechanism will be via a Section 278 agreement not a Section 106 agreement. As such, we anticipate that our formal Highways England Planning Response (HEPR) form will include 4 conditions in relation to the following:

- Delivery of proposed improvements at the A27 / A29 / Fontwell Avenue junction
- Delivery of proposed improvements at the A27 / Yapton Lane right turn junction
- Preparation of a suitable Construction Management Plan for agreement by Highways England
- Preparation of a suitable Green Travel Plan

As per Elizabeth's email, it is the detail of these conditions (e.g. the trigger point for the improvement works) that David will need to draft on his return from leave and the need to check costings, that means we are not yet able to provide our final response at this stage.

From your conversation with my colleague Kevin Bown last Friday, we understood that if members resolve to permit the application this week, there will still be a need to formulate a Section 106 agreement, and thus while this is ongoing, we would issue our formal HEPR form with conditions, with a Section 278 agreement following in due course. We feel that neither of these factors would delay the issuing of any permission.

I hope this helps and clarifies matters.

Regards,

Sent on behalf of Elizabeth Cleaver, Assistant Spatial Planning Manager Area 4

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

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 19 September 2017 16:07
To: Cleaver, Elizabeth
Cc: Planning SE; 'Tim Wall'; Franklin, Richard; Bowie, David; 'Ellie White'
Subject: RE: Outline planning application (WA/44/17/OUT) - Land East of Tye Lane, Walberton

Hi Elizabeth,

We were not expecting any conditions from Highways England as highway junction works on the A27 corridor (at the Yapton Lane junction and the Fontwell Avenue junction) will be off-site and would be dealt with in a Section 106 Agreement.

On this basis, we will be taking the outline planning application to Committee tomorrow afternoon.

Kind regards,

Michael Eastham

From: [REDACTED]
Sent: 19 September 2017 15:26
To: Michael Eastham
Cc: Planning SE; 'Tim Wall'; Franklin, Richard; Bowie, David
Subject: RE: Outline planning application (WA/44/17/OUT) - Land East of Tye Lane, Walberton

Highways England's Reference: HAMIS 78375

Dear Mr Eastham

Thank you for your email. As we advised yesterday, David Bowie who is leading on this case, is on leave until 25th September and we have been looking into whether we can provide a final response in David's absence. Unfortunately David was not aware of your intention to take this to committee tomorrow and there are nuances and details associated with our response that only David is fully aware of. I am also awaiting a check of the mitigation scheme costs supplied by iTransport. I regret therefore that we are not able issue our final response today.

Highways England's response will be no objection subject to conditions, but I am not clear on the precise details of the conditions related to mitigation schemes that David is intending. I am aware that there are Section 106 Agreement details to resolve post a resolution to permit. Therefore, if Members wish to do so, we would be content for your Development Control Committee to resolve to permit subject to resolution of transportation matters.

I'm sorry that we can't issue our final response today and hope that the application can still be considered tomorrow.

Kind regards,

Elizabeth Cleaver, Assistant Spatial Planning Manager
Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ
Tel: 0300 470 1064
Web: <http://highwaysengland.co.uk>
GTN: 0300 470 1064

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 18 September 2017 14:25
To: Cleaver, Elizabeth; Bowie, David; Franklin, Richard
Subject: FW: Outline planning application (WA/44/17/OUT) - Land East of Tye Lane, Walberton
Importance: High

Hi Elizabeth / Richard / David,

I have spoken on the telephone with your colleague Kevin Bown and he has advised to email you to find out where Highways England is up to in providing a final consultation response with conditions on outline planning application (WA/44/17/OUT) – Land East of Tye Lane – Walberton?

We are also waiting for details from Highways England of the financial sums for Scheme 1 and Scheme 2 (A27 corridor improvements – Yapton Junction and Fontwell Avenue) to incorporate in the draft Section 106 Agreement.

The planning application is being presented to the Development Control Committee on Wednesday afternoon (20th September 2017) and it will not be able to go without Highways England's final consultation response with conditions, etc.

I look forward to receiving your reply.

Kind regards,

Michael Eastham
Principal Planning Officer
Strategic Development
Arun District Council

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

NLPG UPRN 100062237016
DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |

<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.



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

Mobile: + 44 (0) 7900 056130

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

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>

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |

<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.