



From: Bowie, David [REDACTED]
Sent: 03 November 2017 12:33
To: Michael Eastham; Planning.Responses
Cc: Planning SE; Bown, Kevin; Cleaver, Elizabeth; Franklin, Richard
Subject: WA/44/17/OUT - Land East of Tye Lane, Walberton

For the attention of: Mr Michael Eastham

Application No: WA/44/17/OUT

Site: Land East of Tye Lane, Walberton.

Proposal: Outline application with some matters reserved for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping & community facilities to include allotments, play space & community orchard. This application is a Departure from the Development Plan & may affect the character & appearance of the Walberton Village Conservation Area.

Highways England reference: 78375

Dear Michael,

Thank you for your consultation of 6 July 2017 regarding the above application and for your kind assistance during the period of Highways England's deliberations on this application.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case the A27.

Having examined the above application, we are satisfied that the development proposals can be achieved, subject to certain necessary conditions, without detriment to the safe and efficient operation of the Strategic Road Network. Accordingly, I attach our formal conditional response for your attention.

Should you have any questions regarding this response, please contact me.

Kind regards,
Sent on behalf of Kevin Bown Area 4 Spatial Planning Manager

David

David Bowie

Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close,
Guildford GU1 4LZ | Registered in England and Wales No. 9346363



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 |



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.



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Simon Jones (Divisional Director),
Network Delivery and Development
South East Region
Highways England.
PlanningSE@highwaysengland.co.uk

To: Arun District Council – (FAO Case Officer: Michael Eastham)
planning.responses@arun.gov.uk
michael.eastham@arun.gov.uk

CC:



Council's Reference: WA/44/17/OUT

Location: Land East of Tye Lane, Walberton.

Proposal: Outline application with some matters reserved for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping & community facilities to include allotments, play space & community orchard. This application is a Departure from the Development Plan & may affect the character & appearance of the Walberton Village Conservation Area.

Highways England Reference: HAMIS 78375

Referring to the notification of a planning application dated 6 July 2017 referenced above, in the vicinity of the A27 near Walberton, Sussex that forms part of the Strategic Road Network, notice is hereby given that Highways England's formal recommendation is that we:

a) ~~offer no objection;~~

b) recommend that conditions and an informative should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions and Informative);

~~e) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~

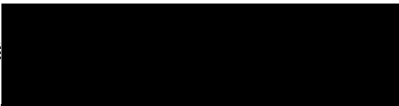
~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B that requires consent to be obtained from the strategic highways company for the construction, formation or laying out of any access to or from a trunk road in England is not relevant to this application.¹

HIGHWAYS ENGLAND ("we") have been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regard to this application and has been prepared by the Area 4 Spatial Planning Team and is copied to the Department for Transport as per the terms of our Licence.

Should the Council disagree with this recommendation it must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dtf.gsi.gov.uk. If the Council requires a copy of the Direction, please contact us.

Signature		Date: 3 November 2017
Name: Kevin Bown	Position: Spatial Planning Manager.	
		
Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ		

¹ Where relevant, further information will be provided within Annex A.

Highways England recommended Planning Conditions and Informative

We recommend that the following conditions and informative be attached to any permission granted in connection with planning application WA/44/17/OUT:

Condition: Strategic Road Network Mitigation Scheme

- 1) Prior to the occupation of 90 dwellings within the permitted development, the improvement works at the A27 / Yapton Lane junction shall be completed and open to the travelling public as shown on i-Transport's drawing number ITB11324-GA-014 Revision C "*Proposed extension to A27 Yapton Lane right turn*" dated 30/8/17.

Reason: This is to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Condition: Construction management Plan

- 2) No works shall commence on site until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with Highways England). The plan shall include details of the management of traffic during the construction period. The construction of the development shall be carried out in accordance with the approved Construction Management Plan unless otherwise agreed in writing by the Local Planning Authority (who shall consult with the Highways England).

Reason: To ensure that construction of the development does not result in avoidable congestion on the A27 Trunk Road, to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Informative: Contribution towards Strategic Road Network Mitigation Scheme

It will be noted that the applicant of the development hereby permitted (or their successors in title) will also, by necessity to make the application acceptable in transport planning terms, be entering into a S278 (Highways Act) agreement with Highways England. The agreement will lead to the development making a financial contribution of £400,000 (to be indexed linked in accordance with normal Highways England practice) towards the improvement of the A27 / A29 / Arundel Road junction as shown on i-Transport's drawings:

- ITB11324-GA-015 Revision C "*A27 / A29 Fontwell Avenue – Potential Further Junction Improvement - Sheet 1 of 3*" dated 30/8/17;
- ITB11324-GA-016 Revision A "*A27 / A29 Fontwell Avenue – Potential Further Junction Improvement - Sheet 2 of 3*" dated 30/8/17; and
- ITB11324-GA-017 Revision B "*A27 / A29 Fontwell Avenue – Potential Further Junction Improvement - Sheet 3 of 3*" dated 30/8/17.
- Or such alternative scheme as HE considers necessary to achieve an appropriate improvement of the junction.

The contribution is to be paid within two months of receipt of a Payment Notice, which itself is to be served no earlier than the occupation of the first dwelling within the permitted development.

