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From: Bown, Kevin

Sent: 22 October 2020 15:58

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Michael Eastham <Michael.Eastham@arun.gov.uk>;

Cc: Planning SE

Subject: FAO Case Officer Michael Eastham/ Applicant's Agent Sam Sykes: Highways England response (our ref 89350#11481) re application WA/59/20/PL Land East of Tye Lane, Walberton, BN18 0DN

For attention of: Michael Eastham

Site: Land East of Tye Lane, Walberton, BN18 0DN

Proposal: Revision of the approved & partly implemented permission WA/95/18/RES & WA/44/17/OUT to provide for 30 No. additional dwellings including 9 affordable units & amendment to previously approved 81 No. dwellings with associated landscaping, road layout, access & parking. This application may affect the character & appearance of the Walberton Village Conservation Area.

Your Reference: WA/59/20/PL

Highways England's Reference: 89350#11481

Dear Mr Eastham,

Thank you for your email of 2 October 2020 consulting Highways England on the proposal referenced above, seeking a response no later than 5 November.

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 particularly the A27 in the vicinity of Walberton.

At this time Highways England requires further information to be provided, in order that an informed decision can be made in relation to the potential impacts of the development on the strategic road network.

In particular, the following information is requested:

- The previous application (WA/44/17/OUT) was for 175 dwellings across the whole Land East of Tye Lane site. As attached, we responded requesting a condition requiring the A27/Yapton Lane right turn lane improvement to be delivered prior to the occupation of 90 dwellings, and for a contribution of £400,000 towards improvement of the Fontwell West roundabout no earlier than occupation of the first dwelling. This application relates to part of the Land East of Tye Lane site (81 dwellings increasing to 111) meaning that the total number of dwellings across the whole site will be 205. We are content that the original mitigation and trigger points are still appropriate for the whole site

Action Required However, please can you/ the applicant advise how the required mitigation will be delivered in practice. Will there be an equalisation agreement between the respective applicants so that the mitigation is delivered for the site as a whole regardless of which site alone and/or in combination across the sites reaches the agreed 90 dwelling occupation trigger?

(Please note that while Highways England recently announced the preferred route for the Arundel Bypass on 15th October, we consider that the A27/Yapton Lane right turn lane improvement is still required in advance of the Arundel Bypass / in the event that the Arundel Bypass does not come to fruition).

- Our response to the previous application (WA/44/17/OUT) also included a condition requesting a Construction Management Plan. We note that there is now a live application reference WA/70/20/DOC for Land East of Tye Lane relating to *“Approval of details reserved by condition imposed under ref WA/44/17/OUT relating to Condition No 6 - Construction Management Plan”*.

Action Required Please can you confirm whether Highways England is to be consulted on this application and whether this document can be considered in relation to this application (WA/59/20/PL) to determine whether or not a condition is needed for Construction Management Plan.

Due to our initial concerns and our request for further information to clarify matters, we request that the council refrain from determining the planning application (other than a refusal) until we have received the additional information applicant and reviewed it accordingly.

Please note that this email does not constitute a formal recommendation from Highways England. We will provide a formal recommendation later when we can be confident that the application is in its final form. In the event that the council wishes to permit the application before this point, we would ask the council to inform us so that we can provide substantive responses based on the position as known at that time.

You will note that we have copied this email direct to the applicant's agent and await their response.

If you or the applicant have any queries regarding this response please contact us at [REDACTED]

Regards,

Kevin Bown BSc(Hons) MPhil CMS MRTPI Spatial (Town) Planning Manager
Spatial Planning Team, South East Region Operations Directorate
Highways England | Bridge House | 1 Walnut Tree Close | Guildford | GU1 4LZ
Tel: 0300 470 1046 (all calls to this number will also patch through to my mobile)
Web: <http://www.highways.co.uk>

Please note that for the foreseeable future we are all working from home. All meetings will be via telephone, Skype or similar. We will continue to seek to work to our statutory and other deadlines. In case of IT or other issues, as a precaution, please copy all emails to [REDACTED] Thank you.

We are mindful that everyone is different and everyone's circumstances may be different. We are sharing the following NHS principles

- People are not 'working from home', they are 'at their home during a crisis trying to work'
- People's physical, mental and emotional health are far more important than anything else at present
- If people are currently less productive they should not try to compensate by working longer hours
- People should be gentle on themselves and others, not judging based on how they/ others are coping
- Individual and team success is not to be based on 'normal times' expectations

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