

[REDACTED]

[REDACTED]

From: Bown, Kevin [REDACTED]

Sent: 22 October 2020 15:58

[REDACTED]

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

[REDACTED] (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

Safe roads, reliable journeys, informed travellers

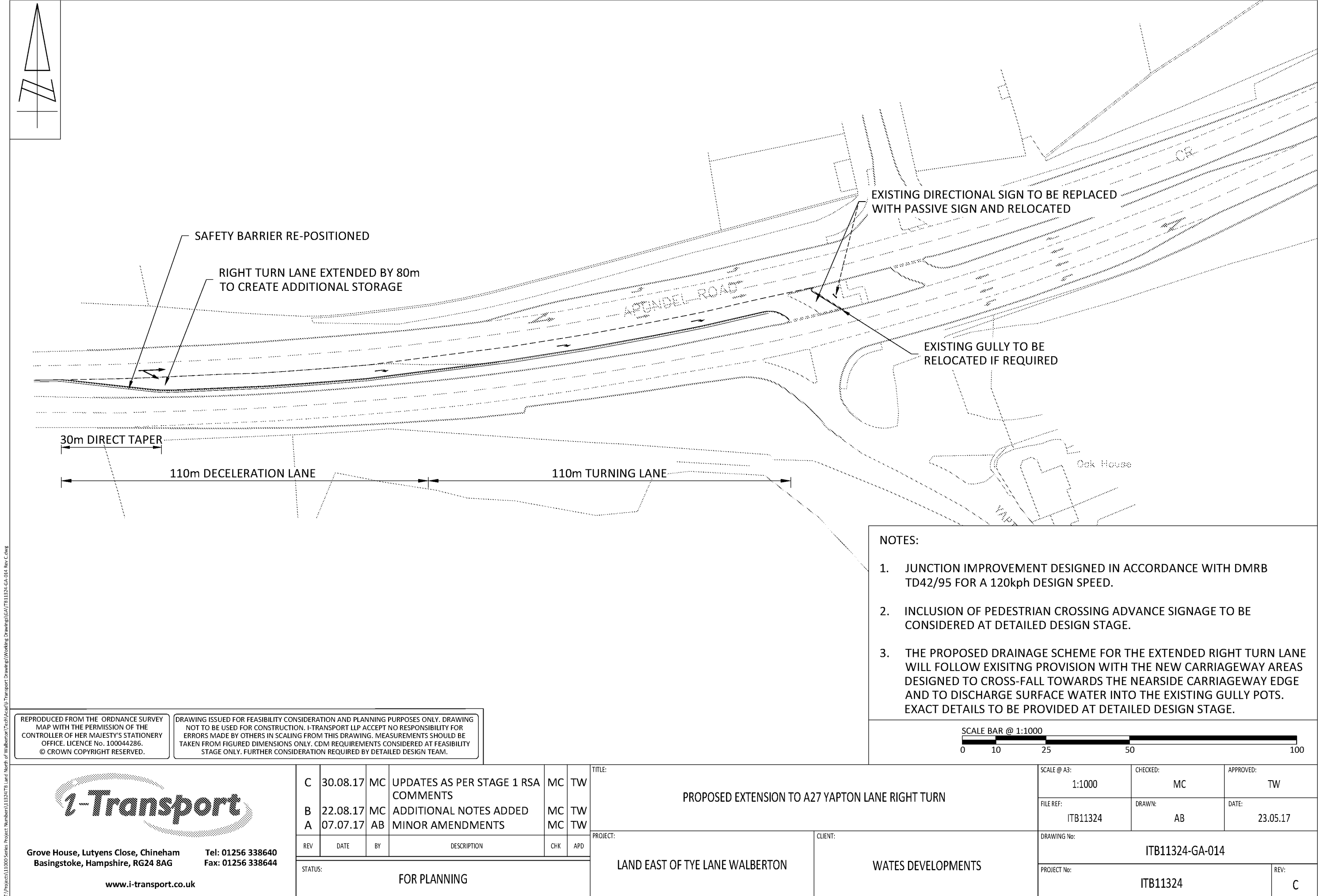
Highways England: operating, maintaining and improving the strategic road network in England.

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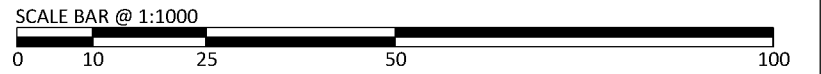
Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

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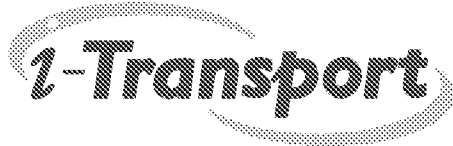


- NOTES:
1. JUNCTION IMPROVEMENT DESIGNED IN ACCORDANCE WITH DMRB TD42/95 FOR A 120kph DESIGN SPEED.
 2. INCLUSION OF PEDESTRIAN CROSSING ADVANCE SIGNAGE TO BE CONSIDERED AT DETAILED DESIGN STAGE.
 3. THE PROPOSED DRAINAGE SCHEME FOR THE EXTENDED RIGHT TURN LANE WILL FOLLOW EXISITNG PROVISION WITH THE NEW CARRIAGEWAY AREAS DESIGNED TO CROSS-FALL TOWARDS THE NEARSIDE CARRIAGEWAY EDGE AND TO DISCHARGE SURFACE WATER INTO THE EXISTING GULLY POTS. EXACT DETAILS TO BE PROVIDED AT DETAILED DESIGN STAGE.



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 Grove House, Lutyens Close, Chineham Basingstoke, Hampshire, RG24 8AG Tel: 01256 338640 Fax: 01256 338644 www.i-transport.co.uk	C	30.08.17	MC	UPDATES AS PER STAGE 1 RSA COMMENTS	MC	TW	TITLE: PROPOSED EXTENSION TO A27 YAPTON LANE RIGHT TURN	SCALE @ A3: 1:1000	CHECKED: MC	APPROVED: TW
	B	22.08.17	MC	ADDITIONAL NOTES ADDED	MC	TW				
	A	07.07.17	AB	MINOR AMENDMENTS	MC	TW				
	REV	DATE	BY	DESCRIPTION	CHK	APD	PROJECT: LAND EAST OF TYE LANE WALBERTON	CLIENT: WATES DEVELOPMENTS	DRAWING No: ITB11324-GA-014	
	STATUS: FOR PLANNING								PROJECT No: ITB11324	

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
Attachments: 20171103-HE-re-WA44-17-OUT_590BB85B.PDF; ATT00001.txt

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
[REDACTED]
Web: www.highwaysengland.co.uk



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.

To: Arun District Council – (FAO Case Officer: Michael Eastham)

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);

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

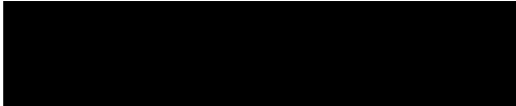
~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

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.

	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.

