

From: Daun Johnson
Sent: 02 February 2021 09:59
To: Planning Scanning
Subject: FW: Highways England response (HE ref. 89350) re. WA/59/20/PL - Land East of Tye Lane
Attachments: WA/44/17/OUT - Land East of Tye Lane, Walberton; 20210201 HEPR WA_59_20_PL - Land East of Tye Lane.pdf

Please upload email and attachments to WA/59/20/PL as consultee response from Highways

Daun Johnson | Technical Support Unit Assistant, Directorate of Place, Arun District Council | Location: GroundFloor, Phoenix House, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37762 | External: +44 (0) 1903 737762 | E-mail: daun.johnson@arun.gov.uk

To register to receive notifications of planning applications in our area, please go to www.arun.gov.uk/planning.



CIL is coming
find out more...
www.arun.gov.uk/CIL

Community
Infrastructure
Levy

CIL

Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 01 February 2021 17:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Highways England response (HE ref. 89350) re. WA/59/20/PL - Land East of Tye Lane

Please upload onto Ocella the email below and the attachments from **Highways England** to planning application **WA/59/20/PL**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)

From: Franklin, Richard <[REDACTED]>
Sent: 01 February 2021 15:12
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Spatial Planning [REDACTED] Planning SE [REDACTED]
Bown, Kevin <[REDACTED]> Bowie, David [REDACTED]
Cleaver, Elizabeth [REDACTED]
Subject: Highways England response (HE ref. 89350) re. WA/59/20/PL - Land East of Tye Lane

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

Dear Michael,

Thank you for your emails below providing clarification that there is only one developer on this scheme (Vistry previously known as Linden Homes).

As indicated below and previously, Highways England is content that the original mitigation and trigger points set out in the Section 106 Agreement for WA/44/17/OUT are still appropriate for the whole site (i.e. Land East of Tye Lane, Walberton) (please find our response to WA/44/17/OUT attached as a reminder).

Therefore, Highways England's position in relation to this particular application is that we do not have any objection to the additional 30 dwellings, provided that it is made clear in the permission informative or by other means, that the original mitigation required for WA/44/17/OUT is implemented between the two applications. We are content for Arun District Council (ADC) as the Local Planning Authority to decide how this is included in any planning permission. On this basis, we are satisfied that the proposal will not materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10, and MHCLG NPPF particularly paragraph 109), and our formal HEPR response form is attached accordingly.

If you have any queries regarding this response please contact us via our team inbox:

[REDACTED]
Regards,

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

Richard Franklin

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

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

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]

Sent: 26 January 2021 09:47

To: Franklin, Richard [REDACTED]

Cc: Cleaver, Elizabeth [REDACTED] Bowie, David

[REDACTED]; Bown, Kevin <[REDACTED]> Planning SE

[REDACTED] Sam Sykes [REDACTED]

Subject: RE: P1728 - Tye Lane - Highways England A27 Trigger Comment

Importance: High

Dear Richard,

Further to my email of 13th January 2021 regarding planning application **WA/59/20/PL**, I understand that Highways England is content that the original mitigation and trigger points set out in the Section 106 Agreement for **WA/44/17/OUT** are still appropriate for the whole site (i.e. Land East of Tye Lane, Walberton).

There will be no need for an **equalisation agreement** as there is only one developer on this scheme (Vistry previously known as Linden Homes).

Are you happy to submit a further consultation response raising **no objection** to the proposed development?

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk



Sign up to our newsletter [here](#)



From: Michael Eastham

Sent: 13 January 2021 17:03

To: Franklin, Richard [REDACTED]

Cc: Cleaver, Elizabeth [REDACTED] Bowie, David

[REDACTED] Bown, Kevin [REDACTED] Planning SE

Subject: FW: P1728 - Tye Lane - Highways England A27 Trigger Comment

Importance: High

Dear Richard,

Further to your email regarding planning application **WA/59/20/PL**.

I understand that Highways England is content that the original mitigation and trigger points set out in the Section 106 Agreement for **WA/44/17/OUT** are still appropriate for the whole site (i.e. Land East of Tye Lane, Walberton).

There will be no need for an **equalisation agreement** as there is only one developer on this scheme (Vistry previously known as Linden Homes).

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



From: Franklin, Richard <[REDACTED]>
Sent: 08 January 2021 17:18
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Planning SE [REDACTED] Bown, Kevin [REDACTED] Bowie, David <[REDACTED]>; Cleaver, Elizabeth [REDACTED]
Subject: RE: 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

Dear Michael,

Thank you for your further email below.

Please note that the CIL payment will not benefit Highways England and therefore Kevin's 1st query of 22nd October 2020 below still remains – i.e. we are content that the original mitigation and trigger points are still appropriate for the whole site (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). However, we need to understand the detail of how this will be achieved across the 2 sites, thus please can you/ADC advise further?

(With regard to the revised plans, if these are related to the elevations of the houses, we are satisfied that this is not material to Highways England and we do not need to be consulted accordingly).

If you have any queries regarding this response, please contact us via our team inbox: [REDACTED]

Regards,

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

Richard Franklin

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

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

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]

Sent: 18 December 2020 12:11

To: Franklin, Richard [REDACTED]

Cc: Planning SE [REDACTED] Bown, Kevin [REDACTED] Bowie, David [REDACTED]; Cleaver, Elizabeth [REDACTED]

Subject: RE: 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

Dear Richard,

I hereby confirm that the Section 106 contributions will remain in place for the original 175 dwellings, and then a CIL payment for the additional 30 dwellings takes care of the uplift in dwellings and even a change in housing mix.

The revised plans which were uploaded on 3rd December 2020 related to amendments to the elevations of the proposed houses.

I have re-notified Walberton Parish Council about the revised plans of the elevations of the houses.

Does Highways England want to be re-consulted on the revised plans?

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



From: Franklin, Richard [REDACTED]

Sent: 18 December 2020 10:33

To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Cc: Planning SE [REDACTED] Bown, Kevin [REDACTED] Bowie, David [REDACTED]; Cleaver, Elizabeth [REDACTED]

Subject: RE: 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

Dear Michael,

Further to Kevin's email below, please can you update us with regard to our first point?

I also note that further plans were uploaded on 3rd December 2020 so will there be an associated re-consultation?

(With regard to our second point, as you are aware, we were subsequently consulted and sent a holding response on 12th November 2020 as we have concerns with the revised CMP).

Thanks and regards,
Richard

From: Bown, Kevin

Sent: 22 October 2020 15:58

To: 'planning.responses@arun.gov.uk' <planning.responses@arun.gov.uk>; 'Michael Eastham' <Michael.Eastham@arun.gov.uk>; [REDACTED]

Cc: Planning SE <[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

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

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.

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: [REDACTED] National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://www.gov.uk/government/organisations/highways-england> | [REDACTED]

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>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

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.

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.

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.

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>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

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.

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

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.



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.

[REDACTED]

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

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]