

## Nicola Spencer

**From:** Michael Eastham  
**Sent:** 05 August 2021 16:12  
**To:** Planning.Responses  
**Subject:** FW: WA/63/21/PL - Land East of Tye Lane Walberton BN18 0LU  
**Attachments:** 20210730 HEPR WA-63-21-PL - Land East of Tye Lane Walberton BN18 0LU - Proposed alternative vehicular accesses off Tye Lane.pdf; 183248 - 005D Proposed A27 Tye Lane Jctn.pdf; A27 junction with Tye Lane Walberton RSA 1 Version 2 Final 14th July 2021.pdf; 183248-10 Tye Lane - Designers Response RSA - Final.pdf

Please upload onto Ocella the email below and the attachments from **Highways England** for **WA/63/21/PL**.

- Drawing No. 183248-005 Rev. D – Proposed A27 Tye Lane Junction Improvements = SUBSTITUTE PLAN.
- **Highways England's consultation response.**
- Road Safety Audit Stage 1 Version 2 – A27 junction with Tye Lane = ADDITIONAL DOCUMENT.
- Designers Response to RSA = ADDITIONAL DOCUMENT.

Thanks,

Michael

**Michael Eastham BA (Single Hons) Dunelm, MTp, MRTPI**  
Principal Planning Officer,  
Planning Services

**T:** 01903 737772

**E:** [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)

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

Sign up to our newsletter [here](#)

To register to receive notification of planning applications in your area please go to  
<https://www1.arun.gov.uk/planning-application-finder>

[Michael Eastham](#) | Principal Planning Officer, Strategic Development, Directorate of Place, [Arun District Council](#) | Location: First Floor,  
Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
Internal: 37772 | External: +44 (0) 1903 737772 | E-mail: [Michael.eastham@arun.gov.uk](mailto:Michael.eastham@arun.gov.uk)



Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk)



Save the environment - think before you print.

**From:** Bowie, David <[REDACTED]>  
**Sent:** 05 August 2021 13:57  
**To:** Michael Eastham <Michael.Eastham@arun.gov.uk>

**Subject:** WA/63/21/PL - Land East of Tye Lane Walberton BN18 0LU

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

|                                      |                                                                                                                                                                                                                                                          |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>For attention of:</b>             | Mr Michael Eastham                                                                                                                                                                                                                                       |
| <b>Site:</b>                         | Land East of Tye Lane Walberton BN18 0LU                                                                                                                                                                                                                 |
| <b>Proposal:</b>                     | Proposed alternative vehicular accesses off Tye Lane and emergency access off Avisford Park Road, along with minor highway works following WA/95/18/RES (resubmission following WA/93/20/PL). This site is CIL Zone 2 (Zero Rated) as other development. |
| <b>Your Reference:</b>               | WA/63/21/PL                                                                                                                                                                                                                                              |
| <b>Highways England's Reference:</b> | HAMIS NUMBER 91820<br>TRACKER NUMBER #13721                                                                                                                                                                                                              |

Dear Michael,

Thank you for your email of 2 July 2021 consulting Highways England regarding the above application No. WA/63/21/PL - for an alternative vehicular accesses off Tye Lane for the consented residential development at Land East of Tye Lane, Walberton, BN18 0LU.

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. We will therefore be concerned with proposals and policies that have the potential to impact the safe and efficient operation of the SRN, in particular the A27 at Fontwell Avenue Roundabout, Tye Lane and Yapton Lane Arun.

Having considered the supporting information provided by the applicants consultants, Highways England is satisfied that the development proposals, subject to necessary conditions, would not have an adverse impact on the safe and efficient operation of the SRN (the tests set out in DfT C2/13 para 10 and MHCLG NPPF para 111). As you are aware that Highways England is bringing forward a proposal for a bypass of Arundel. Our current programme is to submit a Development Consent Order in 2022 and commence works in 2024. In bringing forward these proposals we will, of course, ensure that access to the Vistry Homes Land East of Tye Lane site is maintained during and after construction of the proposed bypass. The alternative access arrangement to the site proposed under this application will provide additional flexibility in this regard and as a company we are supportive of it in principle.

Whilst we have requested two necessary conditions in relation to this application, one being the improvement of the A27 Tye Lane Left in Left Out junction and the other the provision of a Construction Traffic Management Plan for the works, it should be noted that this planning application is linked to the original planning application WA/44/17/OUT Land East of Tye Lane Walberton which was conditionally approved with a signed s106 agreement in place. Section 11 of the s106 agreement relates to the contribution of £400k towards the scheme of works at the A27/A29 Fontwell Avenue Roundabout and Section 12 of the agreement referring to the additional scheme of works given in Schedule 6 which describes the necessary highway works to the A27 Yapton Lane right turn Lane. These are unaffected by this application WA/63/21/PL save for the following:

- In the event that the Arundel Bypass proceeds (option 5Bv1) and Tye Lane is disconnected from the A27 then the agreed works as shown on the Ardent Consulting Engineers drawing No. 183248-005 Rev D 'PROPOSED A27 / TYE LANE JUNCTION' dated June 2021 will be deemed unnecessary.
- In the event that the Arundel Bypass proceeds (option 5Bv1) and Tye Lane is disconnected from the A27 then the agreed contribution of £400k for the scheme of works at the A27/A29 Fontwell Avenue Roundabout shall be an alternative scheme of works that Highways England considers necessary to achieve improvement at the junction in accordance with the s106 agreement.
- In the event that the Arundel Bypass proceeds (option 5Bv1) and Tye Lane is disconnected from the A27 and the agreed works as shown on the Ardent Consulting Engineers drawing No. 183248-005 Rev D 'PROPOSED A27 / TYE LANE JUNCTION' dated June 2021 are deemed unnecessary by Highways England as too are the agreed works on i-Transport's drawing number ITB11324-GA-014 Revision C "Proposed extension to A27 Yapton Lane right turn" dated 30/8/17 then the works costs of £180k will be contributed towards improvement of the A27 corridor in accordance with the s106 agreement.

I trust that the above is of assistance and I attach the relevant documents for your records. If you require any further information or wish to discuss our response please contact me again (details below) and continue to copy our planning inbox at [REDACTED]

Kind regards

David  
**David Bowie**  
**Area 4 Spatial Planning Manager (Acting)**  
Tel: [REDACTED]

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

Web: <http://www.highwaysengland.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 [PlanningSE@highwaysengland.co.uk](mailto:PlanningSE@highwaysengland.co.uk). Thank you.

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> | [info@highwaysengland.co.uk](mailto: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.