

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Michael Eastham
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	22 September 2021
LOCATION:	Land East of Tye Lane Walberton BN18 0LU
SUBJECT:	WA/63/21/PL 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.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

The applicant in an email dated 14/9/2021 has provided additional information on the two remaining issues raised in my email of the 17th of August.

1 – Mitigation at A27 / Yapton Lane

The applicant has confirmed that National Highways (Formally Highways England) do not require a scheme to ban U turn movements and as such no scheme is proposed.

The junction is part of the National Highways network, I note NH response dated 17/9/2021 and as such no further comment is offered.

2, Consideration of section 4.2 in the planning statement and the developers proposal not to implement any potential permission until such a time further details on the A27 Arundel Bypass are available.

The applicant details that the revised access would be implemented as soon as possible. It should be noted that the onus is not on the Highway Authority to check the accuracy of such a statement and the assessment of an application has to be assessed and considered at face value based on the information presented and intentions of the applicant. It is also noted that a standard timescales condition would be included on the permission. Permission would lapse within 3 years of consent should it not be implemented.

Need for With Arundel Bypass modelling scenario

Should planning permission be approved in advance of National Highways submitting a Development Consent Order for the Arundel Bypass it would then become National Highways

responsibility to assess the revised assignment of the application site (and indeed all existing and consented flows) on a number of WSCC network junctions and the A27 Fontwell Roundabouts.

Further consideration of the application:

Details of closure of the existing access

As no assessment has taken place of having both accesses open at the same time and its impact on redistributing vehicles, conditions are requested upon the timescale for closure of the existing access on Yapton Lane and details of the closure. It is felt that the site permeability would benefit from the retention of a walking and cycling route.

Timing of mitigation

Improvements are proposed to the A27/ Tye Lane junction and pedestrian links along Tye Lane / The Street, both improvement schemes should be provided in advance of the opening of the Tye Lane access to all vehicles.

As identified in my initial response dated 22nd July 2021, matters concerning the access, pedestrian links along Tye Lane, Emergency Access and the developments trips impacts (in a non Arundel bypass scenario) are acceptable to WSCC Highways.

Conclusion

No objection is raised to the application subject to the following items being secured by appropriately worded conditions:

Timescale for closure and plans of closure of Yapton Road access – ped/cycle access should be retained

Access Drawing number 183248-002/003 PROPOSED Alternative Access (including pedestrian improvements to Tye Lane)

A27/Tye Lane – prior to the access on Tye Lane being first utilised;

Emergency Access provision prior to closure of Yapton Road access;

Revised Construction Management Plan

Informatives

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Temporary directional signs to housing developments (Major apps only 10 units +)

The applicant is advised that they must apply and obtain approval from West Sussex County Council as Highway Authority for all temporary directional signs to housing developments that are to be located on the highway. Further details of the process and how to apply are available here <https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/temporary-development-signs/#overview>

Stephen Gee
West Sussex County Council – Planning Services