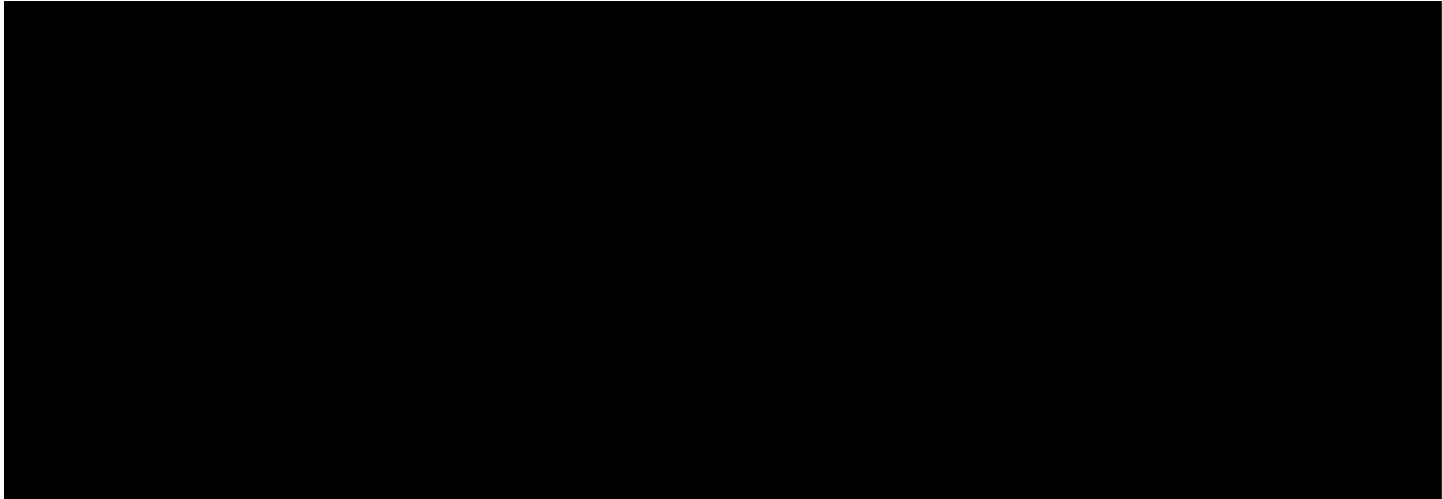




From: Franklin, Richard [redacted]
Sent: 12 November 2020 16:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>



Subject: Highways England initial response (our ref 89442 #11568) re. WA/68/20/OUT - Land West of Tye Lane, Walberton, BN18 0LU

For attention of:	Mrs A Gardner
Site:	Land west of Tye Lane, Walberton, BN18 0LU
Proposal:	Outline application with all matters reserved, other than means of access, for the construction of up to 155 No. dwellings (30% affordable homes) & amendment to boundary of garden land to serve adjoining property. This application affects the character & appearance of the Walberton Village Conservation Area, may affect

	the setting of listed buildings & is a Departure from the Development Plan.
Your Reference:	WA/68/20/OUT
Highways England's Reference:	89442 #11568

Dear Mrs Gardner,

Thank you for your consultation of 13th October 2020 regarding the above application requesting a response by 12th November 2020.

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.

Having reviewed the documentation online supporting this application we consider that we require further information in order for us to make an informed decision in relation to the potential impacts of the development on the Strategic Road Network. The following comments/requests should be considered by the applicant for response:

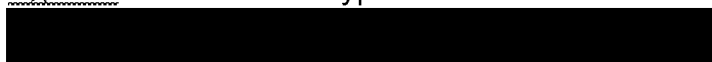
Transport Assessment

- *General*
 - Please note that parts of the Transport Assessment are indecipherable due to text size or colour (e.g. Appendices E, I and J). As such, it is requested that the applicant (cc'd) provides a copy directly to us.
 - Highways England was not aware of the draft Transport Assessment submitted by Mayer Brown, which is referred to a number of times, and thus it is requested that this is also provided.
- *3. Existing Local Conditions*
 - Personal Injury Accident Data - please note that a full STATS19 accident analysis is required for the A27 junctions supported by the full data as this has not been provided.
- *7. Trip Distribution and Route Assignment*
 - With regard to paragraph 7.11 for vehicles arriving from the west, justification should be given why vehicles have been assigned to the Fontwell Avenue arm as opposed to the Arundel Road arm.
 - Highways England does not fully agree with the Trip Distribution and Route Assignment in Table 9 – for example, we would expect 100% of Angmering trips to route via the A27 eastbound, and that Rustington should reflect Toddington, although, given the small percentages involved, it is not anticipated that this would make a significant difference. However, we have not been able to corroborate the Trip Distribution and Route Assignment with the census data in Appendix I as it is illegible and therefore, a copy of the Transport Assessment is requested to be able to agree this issue.
 - With regard to TEMPRO traffic growth in Table 11, further details are requested to corroborate these figures as these have not been provided.
 - Paragraph 7.28 dismisses the traffic generated by some committed developments. However, these will have a cumulative impact and Highways England is concerned that the baseline traffic in 2031 has been underestimated. As such, it is requested that an exercise is undertaken to understand the cumulative traffic associated with these developments at the A27 junctions, with the future baseline scenario updated as required.
- *8. Junction Capacity Assessment*
 - A27/Yapton Lane - please note that Highways England does not accept percentage impact assessments such as that undertaken in Table 15. Please also note that once Highways England is in a position to send a final response on this application, we will be recommending that a condition is added that the right turn lane at this junction will need to be open prior to a trigger point associated with this development, as has been applied to other developments in the area.
 - A27/Tye Lane junction – in paragraph 8.31, confirmation is requested that the 2nd reference to westbound should read eastbound; please also note the information on the A27 Arundel Bypass below in relation to paragraph 8.34; and please can the model files be provided for this junction?
 - Fontwell West Roundabout – please note that Highways England does not accept percentage impact assessments such as that undertaken in Table 18. This junction will need to be modelled to determine the mitigation required. As outlined, the 2031 scenario is predicted to operate overcapacity with the mitigation proposed by Land East of Tye Lane. As the development is adding additional trips to this junction, further mitigation should be considered to mitigate this impact to 'nil detriment'.
 - Fontwell East Roundabout - please note that Highways England does not accept percentage impact assessments such as that undertaken in Table 19. This junction will need to be modelled to determine whether the junction still operates within capacity following the addition of the development's trips. If this is not the case, mitigation will need to be proposed to ensure that the junction operates within capacity.

- As a result of the Preferred Route Announcement for the A27 Arundel Bypass (see below), it is requested that a sensitivity test is undertaken with a revised distribution (to be agreed with Highways England) to understand the traffic impact at the end of the Local Plan. Modelling would need to be considered for any A27 junctions significantly affected by the proposed development traffic as a result of the re-routing (to be agreed with Highways England).

A27 Arundel Bypass

- Please note that the Highways England Arundel Bypass team has now made a Preferred Route Announcement for the A27 Arundel Bypass: the Grey Option 5BV1 route, which would be constructed in close proximity to the north of the proposed development. This would have the effect of stopping up Tye Lane to the north of the development. Further details can be found here: <https://highwaysengland.co.uk/our-work/south-east/a27-arundel-bypass/>. The Arundel Bypass team can be contacted directly at:



Construction Management Plan

- Please note that a Construction Management Plan will need to be provided. If this is not provided as part of the application documentation, once Highways England is in a position to send a final response on this application, we will be recommending that a Construction Management Plan is conditioned. This will need to include details on construction mitigation measures to prevent the construction activity, materials, and vehicles from impacting the SRN. Measures include but are not limited to, wheel washing facilities, dust management, where contractors vehicles will be parked within site, pre-arranged site deliveries to avoid queuing, avoidance of movements to and from the site during peak network hours where practicable, loading and unloading points (which shall not be on the SRN), storage of materials etc.

Until all the requested information is received, assessed and agreed, we are not in a position confirm that the proposed development would not materially impact the reliability, operation or safety of the Strategic Road Network (the tests set out in DfT C2/13 para's 9 & 10 and MHCLG NPPF para 109). Accordingly, we formally request that your authority refrains from determining this application, (other than refusal) until such time as we have received and considered all the requested information. If, in the meantime, your authority wishes to determine the application, please let us know and we will provide you with a formal response based on the information available at that time.

If you or the applicant have any queries regarding this response, please contact us at



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: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 13 October 2020 16:06

To: Planning SE [REDACTED]

Subject: #11568 Planning Consultation on: WA/68/20/OUT

To: **Highways England**
NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5 - Articles 16 & 18 Consultation before the grant of permission

Outline Consent

Application No: WA/68/20/OUT

Registered: 7th October 2020

Site Address: Land west of Tye Lane Walberton

Grid Reference: 496879 106315

Description of Works: Outline application with all matters reserved, other than means of access, for the construction of up to 155 No. dwellings (30% affordable homes) & amendment to boundary of garden land to serve adjoining property. This application affects the character & appearance of the Walberton Village Conservation Area, may affect the setting of listed buildings & is a Departure from the Development Plan.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 12th November 2020. You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (ODS) 2020

<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.

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.