

Email from highways england

From: Simon Davis

Sent: 20 December 2017 11:11

To: 'Franklin, Richard'; Planning.Responses

[REDACTED] growthandplanning; Planning SE; Bown, Kevin; Bowie, David; Cleaver, Elizabeth;
Daniel Vick; Neil Crowther

Subject: RE: FAO Simon Davis: Highways England response - Y/44/17/OUT Land at Stakers Farm, North End Road, Yapton, BN18 0DU

Dear Richard,

I am grateful for receipt of this response. My Committee report has now been finalised but we can report this as an update on the day of the meeting (17/01/18).

However, I think the approach to these A27 improvement works on this application should be consistent with those of the proposed S106 for the Tye Lane, Walberton application WA/44/17/OUT for which a financial contribution of £180,000 was sought and the S106 worded as per the attached jpeg extract. I have spoken with Michael Eastham (Case officer for the Walberton application) and he confirms that he spoke with Highways England following a similar conditional response to request that the works/contribution be secured by 106 instead.

I am also acutely aware that the Stakers Farm applicants have already stated that they do not think such a condition is fair as if their scheme is developed before Tye Lane, Walberton (or before any others that may also be required to contribute to the improvement works) then they will have to undertake the whole improvement works at their own expense.

Can you therefore give this some thought and advise of what the likely contribution would be. I can then agree this with the applicant and then relay to our solicitor.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Franklin, Richard [REDACTED]

Sent: 20 December 2017 09:24

To: Planning.Responses; Simon Davis

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

Subject: FAO Simon Davis: Highways England response - Y/44/17/OUT Land at Stakers Farm, North End Road, Yapton, BN18 0DU

For the attention of: Simon Davis

Application No: Y/44/17/OUT

Site: Land at Stakers Farm, North End Road, Yapton, BN18 0DU.

Proposal: Outline Planning Application for 70No. residential dwellings including 30% affordable, public open space & associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road (reference Y/93/14/OUT)). This application is a Departure from the Development plan.

Highways England reference: 78400

Dear Mr Davis,

Thank you for your consultation of 10 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 following discussions with the applicant, 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.

Regards,

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

Richard Franklin

Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ | Registered in England and Wales No. 9346363

Web: www.highwaysengland.co.uk

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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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12. ADDITIONAL HIGHWAY WORKS

The Owner covenants with ADC:

- 12.1 That it shall prior to Commencement of the Development enter into a Section 278 Agreement enabling the Owner to undertake and complete the Additional Highway Works prior to the Occupation of the first Market Housing Unit to be Occupied
- 12.2 The Section 278 Agreement entered into under clause 12.1 of this Agreement shall contain obligations as follows:
 - 12.2.1 Subject to confirmation from Highways England that the Additional Highway Works are required to be delivered the Owner shall undertake and complete the Additional Highway Works and to the satisfaction of Highways England prior to the Occupation of the 90th Market Housing Unit to be Occupied
 - 12.2.2 In the event that Highways England identify the Additional Highway Works are not required to be delivered, the Owner shall pay the Additional Transport Contribution to Highways England prior to Occupation of the 90th Market Housing Unit
 - 12.2.3 In the event that the Additional Transport Contribution is paid and if by 31 December 2031 the Additional Transport Contribution or any part of it remains unspent Highways England will covenant to return such unspent contribution to the person who paid the Additional Transport Contribution