

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 08 January 2021 08:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Land West of Tye Lane, Walberton - WA/68/20/OUT

Please upload onto Ocella the email below which is a further consultation response from Highways England to outline planning application WA/68/20/OUT.

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
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From: Bowie, David [REDACTED]
Sent: 07 January 2021 18:59
To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Franklin, Richard
[REDACTED]

Subject: RE: Land West of Tye Lane, Walberton - WA/68/20/OUT

Dear Michael,

Thank you for providing Highways England with the additional transport information supporting the Land West of Tye Lane, Walberton - WA/68/20/OUT planning application.

As the information has only recently been received, 30th December 2020, we have yet to analyse the information in any detail. However, I have quickly read through the contents of the Highways Response Note provided and fundamentally disagree with its conclusions which advise that there is no requirement to mitigate the developments impacts on the A27, namely the Fontwell West roundabout. This is made on the basis that the consultants advise that as the additional traffic during the peak period is only just over 1% of the total flow this could not possibly represent a severe impact (the test given in NPPF). This assertion is of course entirely incorrect. The junction is already over capacity as it is severely impacted by traffic in the peak periods and accordingly any additional traffic on top of already severe conditions are in themselves classed as severe. The applicant will therefore be required to ensure that their impacts on the A27 are mitigated to a NIL detriment. Accordingly, along with any other matters identified as part of our detailed review of their additional study work we will be advising that the council do not determine the application (other than a refusal) until such time as the applicant demonstrates that they have a mitigation scheme that is acceptable to Highways England and has been through relevant DMRB processes (Road Safety Audit, DMRB compliance, NMU assessment etc). At this point we appear to be some months away from reaching that point.

I trust that my initial comments, ahead of more detailed ones, are of assistance. If you require any further information or clarifications please contact me and copy our Planning SE inbox at the address given above.

Kind regards

David
David Bowie
Area 4 Spatial Planning Manager (Acting)

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 [REDACTED] Thank you.

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

Sent: 30 December 2020 17:02

To: Bowie, David [REDACTED] Franklin, Richard

Subject: FW: Land West of Tye Lane, Walberton - WA/68/20/OUT

Importance: High

Richard / David,

Please see the email below and the attached documents from the applicant to outline planning application **WA/68/20/OUT**.

I look forward to receiving your response.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

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



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From: Peter Cleveland [REDACTED]
Sent: 23 December 2020 08:08
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
[REDACTED]
Subject: Land West of Tye Lane, Walberton - WA/68/20/OUT

Dear Michael

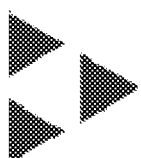
Further to our discussions on the above application and responses from WSCC Highways and Highways England, please find attached the following:

- Highways Responses Note – Parts 1 and 2
- Travel Plan (Revised)

I would be grateful if you could confirm safe receipt and consult with your respective colleagues on this additional information.

I hope you have a great Christmas break and look forward to discussing further in the New Year.

Kind regards,
Peter



Peter Cleveland
Partner, Head of Planning



Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA



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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]

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