

[REDACTED]

From: Cleaver, Elizabeth [REDACTED]

Sent: 31 March 2022 16:53

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Planning SE [REDACTED] Spatial Planning [REDACTED]
[REDACTED]

Subject: National Highways response: Y/10/22/PL, Land to the south of Ford Lane and east of North End Road, Yapton

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For the attention of: Mr Simon Davis

Application No: Y/10/22/PL

Site: Land to the south of Ford Lane and east of North End Road, Yapton, BN18 0DS

Proposal: Erection of 15 No dwellings (including 4 No affordable units) with associated access, parking, landscaping, drainage and public open space (additional units to those approved under application Y/123/21/PL). This application may affect the setting of a listed building, affects the character & appearance of the Church Lane Conservation area, affects a Public Right of Way and is in CIL Zone 2 and is CIL Liable as new dwellings

National Highways' Ref: HAMIS 94153; Tracker #16202; JSJV SB409

Dear Mr Davis

Thank you for your email of 28 February 2022 consulting National Highways (formerly Highways England) on the planning application referenced above and requesting a response by 31 March 2022.

National Highways 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 National Highways 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 that have the potential to impact on the safe and efficient operation of the SRN, in this case the A27 trunk road.

We require that a necessary condition is applied to any consent that the Council is minded to grant. This condition is required in order to make the development acceptable to National Highways in the interests of protecting the safety, reliability and/or operation of the strategic road network (the tests set out in DfT Circular 02/2013 paragraphs 9 & 10 and MHCLG NPPF 2021 paragraphs 110-113). As stated in our response of 20 December 2021 to the Yapton Neighbourhood Development Plan Regulation 16 Consultation, we consider that any additional housing development beyond that already committed will require mitigation to the A27 / Yapton Lane right turn lane to be in place prior to occupancy. On this basis, we require that no dwellings are occupied in this development until the A27 / Yapton Lane right turn lane mitigation is completed and open to use on safety grounds.

I attach our formal NHPR response recommending a condition to be attached to planning permission (if granted) requiring that no dwellings are occupied until the A27 / Yapton Lane right turn lane mitigation is completed and open to use. Should the Council decide to determine the application not in accordance with National Highways' recommendation then, as directed within The Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, the Council will need to seek the approval of the Secretary of State before the application can be determined.

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

Kind regards

Elizabeth Cleaver, Assistant Spatial Planning Manager

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

Web: <http://nationalhighways.co.uk/>

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National Highways Planning Response (NHPR 21-09)
Formal Recommendation to an Application for Planning Permission

From: Nicola Bell (Regional Director, South East),
Operations Directorate
South East Region
National Highways
[REDACTED]

To: Arun District Council – FAO Mr Simon Davis
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: Y/10/22/PL

Location: Land to the south of Ford Lane and east of North End Road, Yapton, BN18 0DS

Proposal: Erection of 15 No dwellings (including 4 No affordable units) with associated access, parking, landscaping, drainage and public open space (additional units to those approved under application Y/123/21/PL). This application may affect the setting of a listed building, affects the character & appearance of the Church Lane Conservation area, affects a Public Right of Way and is in CIL Zone 2 and is CIL Liable as new dwellings.

National Highways' Ref: HAMIS 94153

Referring to the consultation on a planning application dated 28 February 2022 referenced above, in the vicinity of the A27 that forms part of the strategic road network, notice is hereby given that National Highways' formal recommendation is that we:

- ~~a) offer no objection (see reasons at Annex A);~~
- b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways' recommended Planning Conditions & reasons);
- ~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~

National Highways Planning Response (NHPR 21-09) September 2021

~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is/is not relevant to this application.¹

This represents National Highways' formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority not propose to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via [REDACTED] and may not determine the application until the consultation process is complete.

Signature: [REDACTED]	Date: 31 March 2022
Name: Elizabeth Cleaver	Position: Assistant Spatial Planning Manager
National Highways: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ [REDACTED]	

¹ Where relevant, further information will be provided within Annex A.

Annex A National Highways' recommended Planning Conditions & reasons

National Highways has been appointed by the Secretary of State for Transport as a 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 we work 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 that have the potential to impact on the safe and efficient operation of the SRN, in this case the A27 trunk road.

National Highways has recommended conditions for planning proposals in Yapton parish over recent years requiring works to extend the right turn lane at the A27 / Yapton Lane junction. This is necessary on safety grounds to provide sufficient length for vehicles to decelerate before waiting/queueing to turn right into Yapton Lane. The improvement has not yet been implemented and housing occupancy has increased adding pressure on this junction. National Highways can no longer tolerate any further intensification of use of this junction until the improvement is in place because of the threat to the safety to road users.

As stated in our response of 20 December 2021 to the Yapton Neighbourhood Development Plan Regulation 16 Consultation, we consider that any additional housing development beyond that already committed will require the A27 / Yapton Lane right turn lane mitigation to be in place prior to occupancy. Accordingly, we require that no dwellings are occupied until the A27 / Yapton Lane right turn lane mitigation is completed and open to use.

Recommended Condition

Strategic Road Network Mitigation Scheme

Condition: No dwellings in the development hereby permitted shall be occupied until the completion and opening to the travelling public of the improvements to the A27 / Yapton Lane junction shown on drawing number ITB11324-GA-014 Revision C "*Proposed extension to A27 Yapton Lane right turn*" dated 30/8/2017 (or such other scheme of works substantially to the same effect, as may be approved in writing by the local planning authority (who shall consult with National Highways)).

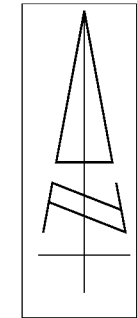
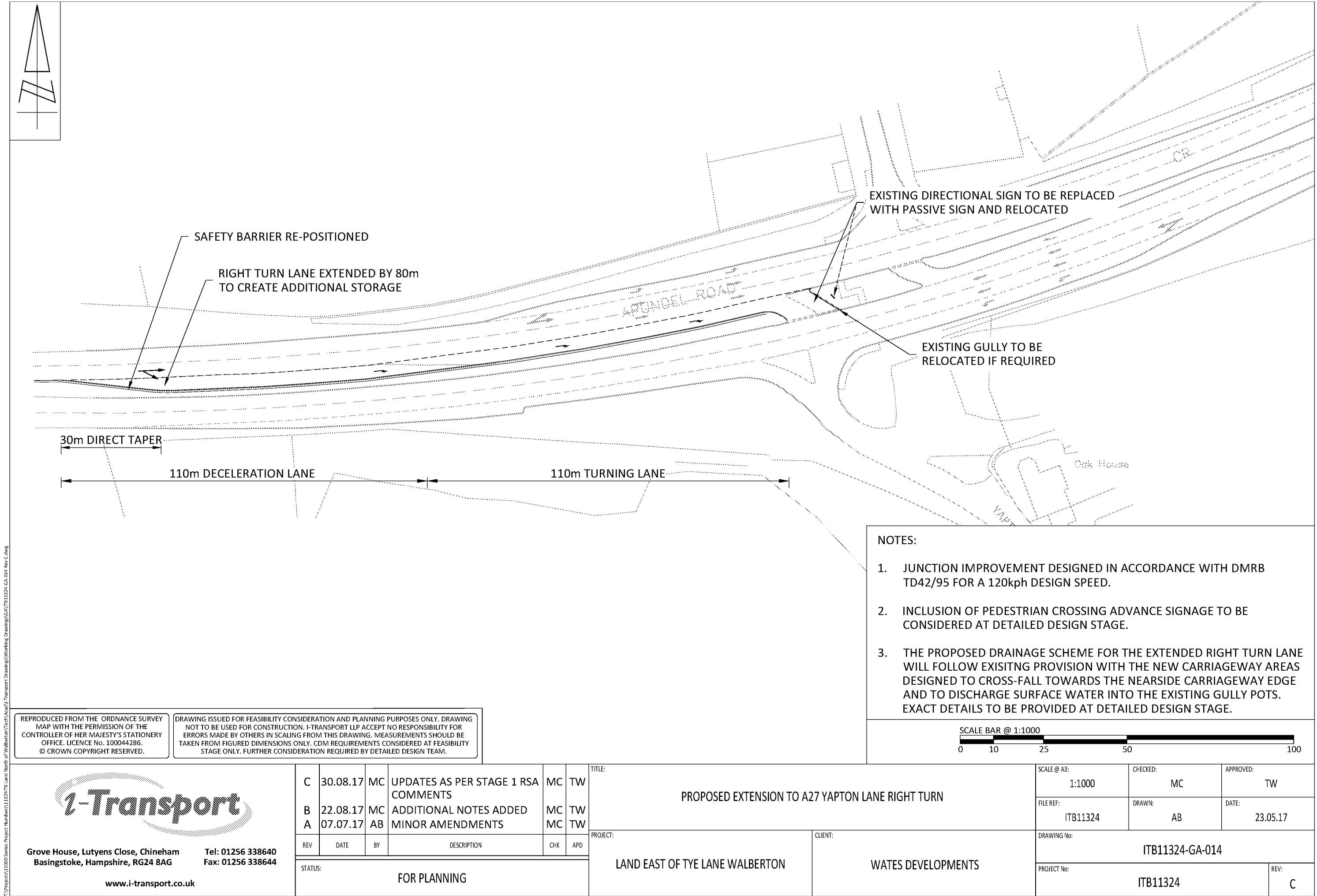
Reason: to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Informative

Section 175(b) of the Highways Act 1980 (as inserted via The Infrastructure Act 2015) requires those proposing works affecting the public highway to enter into an agreement with the Strategic Highway Authority (National Highways). This

development involves work to the public highways that can only be undertaken within the scope of a legal Agreement between the applicant and National Highways. Planning permission in itself does not permit these works. It is the applicant's responsibility to ensure that before commencement of any works to the public highway, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the Spatial Planning Team, National Highways, Bridge House, 1 Walnut Tree Close, Guildford, Surrey, GU1 4LZ. National Highways switchboard: [REDACTED] Email: [REDACTED]

This application has been assessed by the National Highways South East Region Spatial Planning Team. This NHPR form represents National Highways' formal recommendation regarding the application. It is copied to the Department for Transport as per the terms of our Licence.



EXISTING DIRECTIONAL SIGN TO BE REPLACED
WITH PASSIVE SIGN AND RELOCATED

SAFETY BARRIER RE-POSITIONED

RIGHT TURN LANE EXTENDED BY 80m
TO CREATE ADDITIONAL STORAGE

EXISTING GULLY TO BE
RELOCATED IF REQUIRED

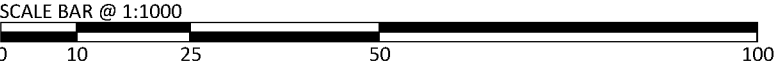
30m DIRECT TAPER

110m DECELERATION LANE

110m TURNING LANE

NOTES:

1. JUNCTION IMPROVEMENT DESIGNED IN ACCORDANCE WITH DMRB TD42/95 FOR A 120kph DESIGN SPEED.
2. INCLUSION OF PEDESTRIAN CROSSING ADVANCE SIGNAGE TO BE CONSIDERED AT DETAILED DESIGN STAGE.
3. THE PROPOSED DRAINAGE SCHEME FOR THE EXTENDED RIGHT TURN LANE WILL FOLLOW EXISITNG PROVISION WITH THE NEW CARRIAGEWAY AREAS DESIGNED TO CROSS-FALL TOWARDS THE NEARSIDE CARRIAGEWAY EDGE AND TO DISCHARGE SURFACE WATER INTO THE EXISTING GULLY POTS. EXACT DETAILS TO BE PROVIDED AT DETAILED DESIGN STAGE.



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Grove House, Lutyens Close, Chineham
Basingstoke, Hampshire, RG24 8AG
www.i-transport.co.uk

Tel: 01256 338640
Fax: 01256 338644

C	30.08.17	MC	UPDATES AS PER STAGE 1 RSA COMMENTS	MC	TW
B	22.08.17	MC	ADDITIONAL NOTES ADDED	MC	TW
A	07.07.17	AB	MINOR AMENDMENTS	MC	TW
REV	DATE	BY	DESCRIPTION	CHK	APD
STATUS:			FOR PLANNING		

TITLE: PROPOSED EXTENSION TO A27 YAPTON LANE RIGHT TURN		SCALE @ A3: 1:1000	CHECKED: MC	APPROVED: TW
PROJECT: LAND EAST OF TYE LANE WALBERTON		FILE REF: ITB11324	DRAWN: AB	DATE: 23.05.17
CLIENT: WATES DEVELOPMENTS		DRAWING No: ITB11324-GA-014		
		PROJECT No: ITB11324		REV: C