

[REDACTED]

From: Simon Davis
Sent: 04 December 2020 18:00
To: Planning SE [REDACTED]
Cc: Cleaver, Elizabeth [REDACTED]
Subject: RE: Highways England response: Y/127/20/PL, Land at Main Road, Yapton

Dear Elizabeth,

Thank you for your consultation comments. However, can I just point out that application Y/127/20/PL is not a Reserved Matters application but rather a full application to approve the access (that was formerly approved by Y/92/17/OUT) as a standalone entity and to enable the applicants to construct it and thus properly/safely access the site without having to discharge all of the existing pre-commencement conditions. I don't know whether this changes your stance on the application?

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Cleaver, Elizabeth [REDACTED]
Sent: 04 December 2020 15:47
To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Highways England response: Y/127/20/PL, Land at Main Road, Yapton

For the attention of: Simon Davis

Planning Application No: Y/127/20/PL

Site: Land at Main Road, Yapton

Development: Construction of new access to serve residential development. This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road Conservation Area & the site falls within Strategic Site SD7 (Zero Rated).

Highways England Ref: HAMIS 89643; Tracker #11780

Dear Mr Davis

Thank you for your consultation of 10 November 2020 regarding the planning application referenced above and requesting a response by 10 December.

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.

We note that this reserved matters application follows outline approval reference Y/92/17/OUT for 300 dwellings, which was granted in May 2019. Highways England's formal recommendation on Y/92/17/OUT was a planning condition requiring delivery of the A27 / Yapton Lane junction improvement prior to the occupation of the 199th dwelling, but this condition was not included in the planning permission. As you're aware, we have previously raised concerns about this condition being excluded.

With the above mentioned condition not being in place we cannot be satisfied that the development will not materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10, and MHCLG NPPF particularly paragraph 109). Accordingly Highways England cannot agree to the reserved matters application in this instance due to the strong likelihood of harm to the SRN (A27 / Yapton Lane junction).

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

Kind regards,

Elizabeth Cleaver, Assistant Spatial Planning Manager

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<https://www.gov.uk/government/organisations/highways-england> [REDACTED]

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