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From: Cleaver, Elizabeth [REDACTED]

Sent: 01 October 2021 12:01

[REDACTED]

Subject: National Highways response: Y/127/21/RES, Land at Bilsham Road, Yapton

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For the attention of: Mr D Easton

Planning Application No: Y/127/21/RES

Site: Land at Bilsham Road, Yapton

**Development:** Approval of reserved matters (appearance, landscaping, layout and scale) following the grant of Y/91/17/OUT for 250 No dwellings with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation & ancillary works (resubmission following Y/152/20/RES). This site is not CIL Liable as in Yapton Strategic Site.

National Highways Ref: HAMIS 92585; Tracker #14806

Dear Mr Easton,

Thank you for your email of 10 September 2021 consulting National Highways (formerly Highways England) on the Reserved Matters application referenced above and requesting a response by 14 October.

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. National Highways 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Y/91/17/OUT for 250 dwellings, which was granted in April 2019 and is a resubmission following Y/152/20/RES, which was withdrawn on 22 April 2021. Our position on this application remains the same as for our previous response on Y/152/20/RES.

Our formal recommendation on Y/91/17/OUT was a planning condition requiring delivery of the A27 / Yapton Lane junction improvement prior to the occupation of the 199<sup>th</sup> dwelling, but this condition was not included in the planning permission.

With our condition for the A27 / Yapton Lane junction improvement 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 paragraphs 9 & 10 and MHCLG NPPF 2021 paragraphs 110-13).

Accordingly, National Highways 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

[REDACTED]

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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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) <[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)>

**Sent:** 10 September 2021 14:19

**To:** Planning SE [REDACTED]

**Subject:** #14806 Planning Consultation on: Y/127/21/RES

To: **Highways England**

## NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6 - Articles 16 & 18 Consultation before the grant of permission

### Approval of Reserved Matters Following Outline Approval

**Application No:** Y/127/21/RES  
**Registered:** 10th September 2021  
**Site Address:** Land at Bilsham Road Yapton  
**Grid Reference:** 497588 102751  
**Description of Works:** Approval of reserved matters (appearance, landscaping, layout and scale) following the grant of Y/91/17/OUT for 250 No dwellings with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation & ancillary works (resubmission following Y/152/20/RES). this site is not CIL Liable as in Yapton Strategic Site.

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 14th October 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

**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://acp.planninginspectorate.gov.uk/> 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

Mr D Easton

Planning Officer- Arun District Council

Telephone: 01903 737500 ex37361

Email: [david.easton@arun.gov.uk](mailto:david.easton@arun.gov.uk)

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

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