

From: Amanda Scholes on behalf of Planning.Responses
Sent: 26 January 2021 09:06
To: Planning Scanning
Subject: FW: Highways England Response (HE ref. 90158 #12255) re. Y/146/20/RES - Land at Street Buildings, North End Road, Yapton, BN18 0DT
Attachments: 20210125 Y_146_20_RES HEPR Land at Street Buildings Yapton.pdf

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From: Franklin, Richard [REDACTED]
Sent: 25 January 2021 12:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Spatial Planning [REDACTED]; Planning SE [REDACTED]
Bown, Kevin [REDACTED] Bowie, David [REDACTED]
Cleaver, Elizabeth [REDACTED]
Subject: Highways England Response (HE ref. 90158 #12255) re. Y/146/20/RES - Land at Street Buildings, North End Road, Yapton, BN18 0DT

For attention of:	Mr S Davis
Site:	Land at Street Buildings, North End Road, Yapton, BN18 0DT
Proposal:	Application for approval of reserved matters for the erection of 45 dwellings pursuant to Section 73 permission Y/13/18/PL (following the grant of outline planning permission Y/49/17/OUT) (resubmission following Y/39/20/RES). This application may affect the setting of a Listed Building.
Your Reference:	Y/146/20/RES
Highways England's Reference:	90158 #12255

Dear Mr Davis,

Thank you for your email of 4th January 2021 regarding the reserved matters application referenced above requesting a response by 4th February 2021.

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 strategic road network (SRN), in this case, particularly the A27.

We are content that the proposals in this reserved matters application 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 DCLG NPPF, particularly paragraph 109). Accordingly, I attach our formal HEPR response of No Objection.

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

[REDACTED]

Regards,

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

Richard Franklin

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

Web: <http://www.highways.gov.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: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 04 January 2021 15:49

To: Planning SE <[REDACTED]>

Subject: #12255 Planning Consultation on: Y/146/20/RES

To: **Highways England**

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/146/20/RES

Registered: 17th December 2020

Site Address: Land at Street Buildings North End Road Yapton BN18 0DT

Grid Reference: 497926 103919

Description of Works: Application for approval of reserved matters for the erection of 45 dwellings pursuant to Section 73 permission Y/13/18/PL (following the grant of outline planning permission Y/49/17/OUT) (resubmission following Y/39/20/RES). This application may affect the setting of a Listed Building.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 4th February 2021 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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://www.planningportal.co.uk/info/200207/appeals> 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 S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (COB) 2020

<http://www.arun.gov.uk>

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Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

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

To: Arun District Council (FAO Case Officer: Mr S Davis)
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: Y/146/20/RES

Location: Land at Street Buildings, North End Road, Yapton, BN18 0DT.

Proposal: Application for approval of reserved matters for the erection of 45 dwellings pursuant to Section 73 permission Y/13/18/PL (following the grant of outline planning permission Y/49/17/OUT) (resubmission following Y/39/20/RES). This application may affect the setting of a Listed Building.

Highways England Reference: 90158

Referring to the planning application referenced above received by Highways England on 4th January 2021, in the vicinity of the A27 that forms part of the Strategic Road Network, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B (covering new access to the SRN) is not relevant to this application.¹

HIGHWAYS ENGLAND (“we”) have 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 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.

This represents Highways England’s formal recommendation (prepared by the Area 5 Spatial Planning Team) and is made available to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority disagree with any recommendation made under b), c) or d) above, the application must not be determined before they have:

- i) informed Highways England; and
- ii) consulted the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via

[REDACTED]

Signature: [REDACTED]	Date: 25 th January 2021
Name: Kevin Bown	Position: Spatial Planning Manager
[REDACTED]	
Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	

¹ Where relevant, further information will be provided within Annex