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From: Franklin, Richard [REDACTED]
Sent: 08 February 2021 14:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Highways England Response (HE ref. 90292) re. Y/152/20/RES - Land at Bilsham Road

For the attention of: Simon Davis

Planning Application No: Y/152/20/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.

Highways England Ref: 90292

Dear Mr Davis,

Thank you for your consultation of 18th January 2021 regarding the planning application referenced above and requesting a response by 18th 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 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. Highways England's 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 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

[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: 18 January 2021 14:04

To: Planning SE [REDACTED]

Subject: #12389 Planning Consultation on: Y/152/20/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/152/20/RES
Registered: 14th January 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.

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 18th 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 (CDB) 2020

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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]

*Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close,
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