

[REDACTED]

From: Cleaver, Elizabeth [REDACTED]

Sent: 11 February 2022 23:17

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

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

Subject: National Highways response: Y/186/21/PL, Bonhams Field, Main Road, Yapton

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For the attention of: Mr Simon Davis

Application No: Y/186/21/PL

Site: Bonhams Field, Main Road, Yapton BN18 0DX

Proposal: Erection of 32 No dwellings with associated works including access, landscaping and parking. This application may affect the setting of a listed buildings, may affect the Main Road/Church Road Conservation Area. This application is in CIL Zone 2 and is CIL Liable as new dwellings.

National Highways' Ref: HAMIS 93767; Tracker #15872

Dear Mr Davis

Thank you for your email of 24 January 2022 consulting National Highways (formerly Highways England) on the planning application referenced above and requesting a response by 24 February 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. We note that this application proposes to replace 16 dwellings within the consented development reference Y/1/17/OUT with 32 dwellings thereby creating a net increase of 16 dwellings compared to the approved development. On this basis, we require that no more than 16 dwellings are occupied until the A27 / Yapton Lane right turn lane mitigation is completed and open to use on safety grounds..

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.

I attach our formal NHPR response recommending a condition to be attached to planning permission (if granted) requiring that no more than 16 dwellings are occupied until the A27 / Yapton Lane right turn lane mitigation is completed and open to use .

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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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/186/21/PL

Location: Bonhams Field, Main Road, Yapton BN18 0DX

Proposal: Erection of 32 No dwellings with associated works including access, landscaping and parking. This application may affect the setting of a listed buildings, may affect the Main Road/Church Road Conservation Area. This application is in CIL Zone 2 and is CIL Liable as new dwellings.

National Highways' Ref: HAMIS 93767

Referring to the consultation on a planning application dated 24 January 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);~~
- ~~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: 11 February 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.

We note that this application proposes to replace 16 dwellings within the consented development reference Y/1/17/OUT with 32 dwellings thereby creating a net increase of 16 dwellings compared to the approved development. On this basis, we require that no more than 16 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 more than 16 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

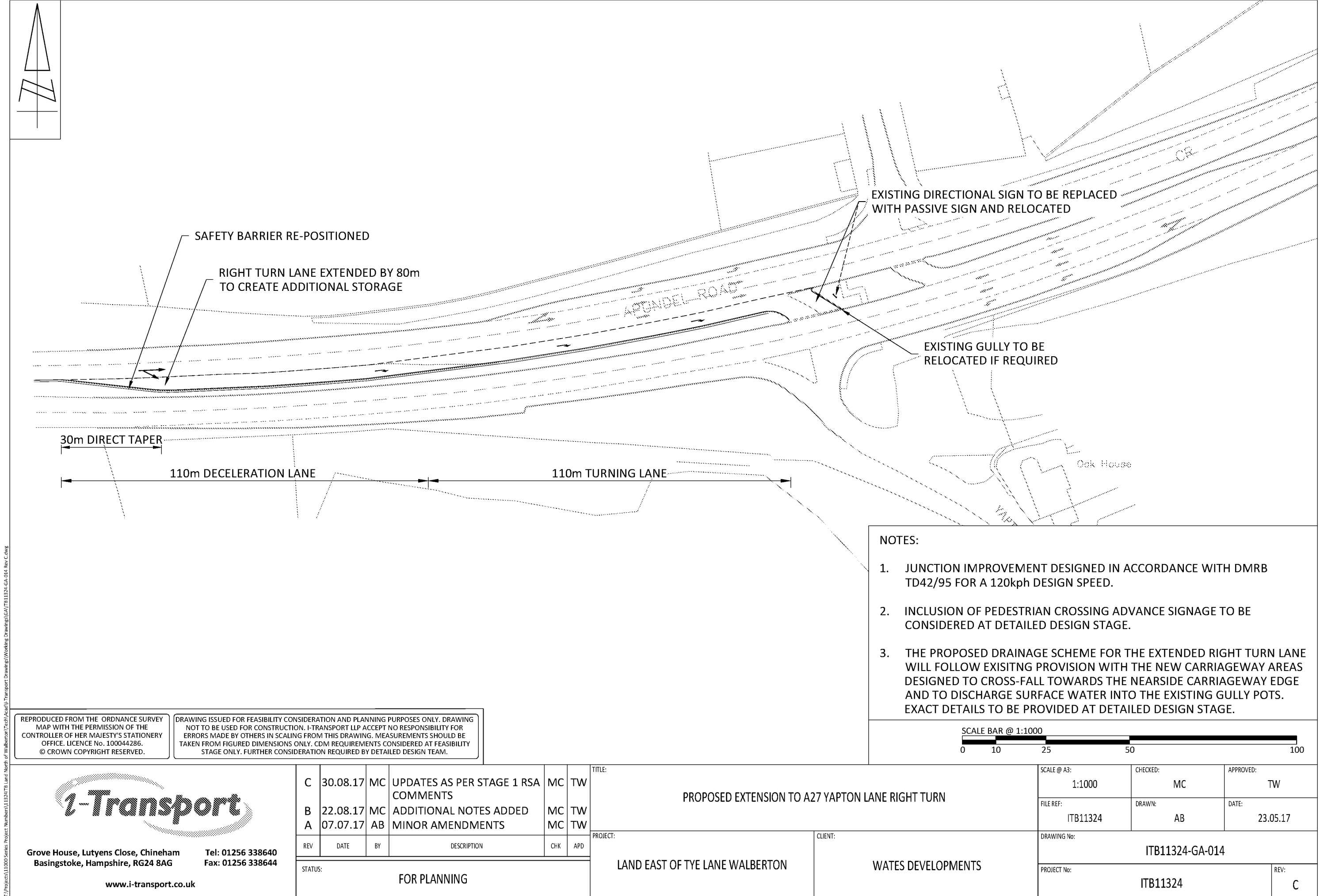
Section 175(b) of the Highways Act 1980 (as inserted via The Infrastructure Act 2015) requires those proposing works affecting the public highway to enter into an agreement with the Strategic Highway Authority (National Highways).

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.

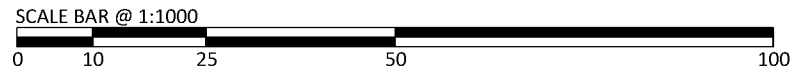
It is the applicant's responsibility to ensure that before commencement of any works to the public highway, any necessary Agreements under the Highways Act 1980 are also obtained.

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.

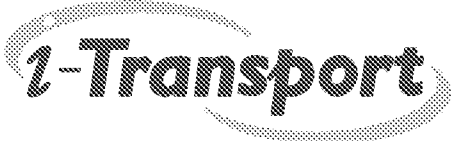


- NOTES:
1. JUNCTION IMPROVEMENT DESIGNED IN ACCORDANCE WITH DMRB TD42/95 FOR A 120kph DESIGN SPEED.
 2. INCLUSION OF PEDESTRIAN CROSSING ADVANCE SIGNAGE TO BE CONSIDERED AT DETAILED DESIGN STAGE.
 3. THE PROPOSED DRAINAGE SCHEME FOR THE EXTENDED RIGHT TURN LANE WILL FOLLOW EXISITNG PROVISION WITH THE 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	C	30.08.17	MC	UPDATES AS PER STAGE 1 RSA COMMENTS	MC	TW	TITLE: PROPOSED EXTENSION TO A27 YAPTON LANE RIGHT TURN	SCALE @ A3: 1:1000	CHECKED: MC	APPROVED: TW
	B	22.08.17	MC	ADDITIONAL NOTES ADDED	MC	TW		FILE REF: ITB11324	DRAWN: AB	DATE: 23.05.17
	A	07.07.17	AB	MINOR AMENDMENTS	MC	TW		DRAWING No: ITB11324-GA-014		
	REV	DATE	BY	DESCRIPTION	CHK	APD	PROJECT: LAND EAST OF TYE LANE WALBERTON	CLIENT: WATES DEVELOPMENTS	PROJECT No: ITB11324	REV: C
STATUS: FOR PLANNING										