

12th February 2021



Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

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Dear Sirs,

Application for the removal of condition no.17 (A27/Yapton Lane junction improvement) of outline planning permission (Y/62/18/OUT) for residential development comprising 33 no. units, access, landscaping and associated works at Clays Farm, North End Road, Yapton

I write on behalf of my client, Aster Communities, to submit a planning application in relation to the above.

Outline planning permission was granted at appeal on 25th February 2020 for residential development of 33 no. units at the above site. Condition no.17 of the Decision Notice required that:

"prior to the first occupation of the seventeenth dwelling within the development hereby permitted, improvement works at the junction of the A27 and Yapton Lane shown on i-Transport's drawing number ITB11324-GA-014 Rev C "Proposed extension to A27 Yapton Lane right turn" dated 30/8/17, shall be completed and open to the public."

This planning application seeks removal of this condition from the outline consent and is supported by a Highways Technical Note produced by Mayer Brown.

The Technical Note considers the traffic impact of the proposed Clays Farm development on the A27 / Yapton Lane junction; the cumulative quantum of housing in the area that can be occupied based on the respective planning conditions imposed at nearby consented development sites; and, the implications of the introduction of the A27 Arundel Bypass.

The Technical Note demonstrates that the development could be fully occupied without the need to improve the A27 / Yapton Lane junction on the basis that:

- Junction modelling indicates that development at Clays Farm will have an imperceptible impact on the operation of the A27 / Yapton Lane junction; and,
- In the local area, 211 dwellings are permitted to be occupied before the A27 / Yapton Lane junction improvement is required. The uncertainties around the full delivery of the 211 units coupled with the imperceptible impact that would be generated by the

unrestricted addition of 16 units from Clays Farm would mean it would be wholly unreasonable from a highways perspective to retain the planning condition.

- In addition, a significant reduction in traffic on the A27 as a result of the bypass scheme is likely to negate the need to improve the A27 / Yapton Lane junction and therefore any improvement would not be needed once the bypass comes forward.

The Technical Note considers that the right turn lane improvement scheme is not warranted to facilitate the full provision of 33 residential units on the Clays farm site.

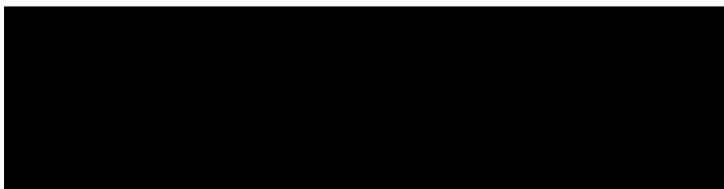
Based on this evidence it is clear that condition no.17 does not accord with the provisions of paragraph 55 of the National Planning Policy Framework which requires that planning conditions should only be imposed where they are necessary, relevant to planning and reasonable in all other respects.

Notwithstanding the above, it is important to note the Aster Communities intend to deliver the entirety of housing as affordable units and is also submitting a reserved matters planning application for the site.

The Council must weigh the substantial benefits that this scheme will bring in the provision of affordable housing against the imperceptible highway impact on the operation of the junction. The Council's Housing Register currently has 1,036 applicants which highlights the chronic need for affordable housing delivery. This is even more pertinent in the context of the emerging proposals for the A27 bypass which would negate the need for any improvements to the existing junction.

I trust that this planning application contains the information required to consider the proposed removal of condition 17 however if you require any further information please do not hesitate to contact me.

Yours faithfully



Luke Challenger MRTPI
Associate

Cc: Thomas Edwards – Aster Communities

Enc: