

From: Simon Davis
Sent: 17 March 2021 10:53
To: Planning Scanning
Subject: FW: Y/19/21/PL - Clays Farm, North End Road, Yapton, BN18 0DT

Application Correspondence

From: Simon Davis
Sent: 17 March 2021 10:52
To: Luke Challenger [REDACTED]
Subject: RE: Y/19/21/PL - Clays Farm, North End Road, Yapton, BN18 0DT

Hi Luke.

The expiry date of the application is the 19th of May so realistically you would have until say the end of April in order to give me sufficient time to schedule in the report writeup but ideally let me know before then.

Simon

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Luke Challenger [REDACTED]
Sent: 17 March 2021 09:05
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/19/21/PL - Clays Farm, North End Road, Yapton, BN18 0DT

Dear Simon,

Apologies for the delay in coming back to you on this, I have discussed with my client and they are current considering possible options between the two you have proposed.

Are you able to advise when you require a decision from us on this?

Kind regards

Luke Challenger MRTPI
Associate
Black Box Planning Ltd

Black Box Planning Ltd, 36 King Street, Bristol, BS1 4DZ
Company No: 11444297

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 11 March 2021 18:07
To: Luke Challenger [REDACTED]
Subject: FW: Y/19/21/PL - Clays Farm, North End Road, Yapton, BN18 0DT

Dear Luke,

Please see the below objection we have received from Highways England to your application. Based on this, we are minded to refuse the application. Do you wish to proceed or would you consider withdrawal?

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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Please note that essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: Bowie, David <[REDACTED]>
Sent: 10 March 2021 17:11
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Planning SE <[REDACTED]> Franklin, Richard
[REDACTED]; Cleaver, Elizabeth <[REDACTED]> Bown,
Kevin <[REDACTED]> Ngobi, Diana <[REDACTED]>
Subject: Y/19/21/PL - Clays Farm, North End Road, Yapton, BN18 0DT

For attention of:	Mr S Davis
Site:	Clays Farm, North End Road, Yapton, BN18 0DT
Proposal:	Removal of planning condition 17 imposed under Y/62/18/OUT relating to no occupation of more than 16 dwellings prior to the proposed improvement works at the junction of the A27 and Yapton Lane have been completed and open to the public.
Your Reference:	Y/19/21/PL
Highways England's Reference:	#12656

Dear Mr Davis,

Thank you for your notification of 17th February 2021 regarding the above application, seeking a response by 18th March 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 the A27.

Having examined the above application documents on the planning portal we have the following comments:

- The right turn lane on the A27 to Yapton Lane is already stressed and this was robustly demonstrated at the Land south of Ford Lane Appeal where photographic evidence was provided of sporadic queuing from the right turn lane out into the eastbound offside lane of the A27 dual carriageway. This type of queuing is exceptionally hazardous to traffic on the main alignment and significantly increases the potential risk for rear end shunts, side swipe and sudden lane change / loss of control type accidents. The appellants own queue length surveys taken back in 2014 also showed this same issue. Accordingly, increasing the number of right turning vehicles at this junction will both increase the frequency and length of queuing back out onto the main carriageway with resultant safety consequences. For information, during the 5 year period to the end of 2019 there had been 4 Personnel Injury Accidents (PIA's) at the junction all of which were recorded as Serious. Compared against the national statistic for Dual All-Purpose Trunk Roads the KSI ratio is totally over represented at this junction.
- Highways England has sought to allow as much housing development to come forward in the Yapton area as is deemed tolerable insofar as the safe operation of the right turn lane is concerned ahead of its agreed safety improvement. Housing numbers have been fairly and reasonably allocated amongst the consented developments including Clays Farm. There are no reasonable or justifiable reasons presented in the supporting TA to suggest why this should be otherwise and the traffic modelling only concerns itself with the average max queue length throughout the peak periods and therefore does not account for the maximum queue length and hence frequency of sporadic queuing out onto the main line. Furthermore, no modelling files have been provided for checking although this is considered irrelevant when set against the severe safety impacts of adding additional turning movements at the right turn lane.
- Whilst Highways England has made a Preferred Route Announcement for the Arundel Bypass, there is no guarantee that it will be constructed and indeed this is the second such attempt within the recent past, the first having failed. Even with a smooth uninterrupted programme through the DCO process it is highly unlikely that the bypass will commence before 2024 and likely later. Accordingly, Highways England considers that the safety improvement to the A27 Yapton Lane right turn will be required ahead of the bypass even though the bypass works may render the improvements unnecessary.
- Due to Highways England's concerns over the safety implications of the cumulative impact of development in the Yapton area on the A27 Yapton Lane right turn, a standard condition to improve the A27 Yapton Lane right turn prior to occupation of 50% of the particular development has been placed on a number of local applications, which this application acknowledges. This was to ensure there were no further intensifications of use of the junction above what was considered a tolerable level and to give each developer the opportunity to build cash from housing sales prior to committing to the works. There is no reason to amend this and it would seem reasonable that the respective developers should work together collaboratively to bring forward the required safety works and therefore proportionately share the cost of this necessary safety mitigation.
- The supporting TA to this application advises that Highways England did not comment upon application no. Y/121/19/PL - The Steddles, North End Road, Yapton BN18 0DT for a net 10 extra dwellings. Having checked our filing system, Highways England have no record of being consulted on this application? Bearing in mind the known sensitivity of the

A27 Yapton Lane right turn I am surprised to find that we have not been consulted. This additional development will add to the cumulative impact at the A27 junction in addition to the other permitted developments. Had Highways England been consulted we would have recommended that there would no occupancies of the development permitted ahead of the required safety works to the A27 Yapton Lane right turn.

Accordingly, because of the reasons set out above Highways England considers that removal of condition 17 of Y/62/18/OUT would result in a severe impact on the safe and efficient operation of the SRN (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10, and MHCLG NPPF2019, particularly paragraphs 108 and 109). Therefore, our recommendation is that you should not approve this application because of the potential for harm to the Strategic Road Network. If the council wishes to approve the removal of Condition 17 it should advise Highways England in writing whereupon this matter will be referred to the SoS for Transport.

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

[REDACTED]
Kind regards,

David
David Bowie
Area 4 Spatial Planning Manager (Acting)
[REDACTED]

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

Web: <http://www.highwaysengland.co.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.

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