

From: Amanda Scholes on behalf of Planning.Responses
Sent: 31 July 2017 09:03
To: Planning Scanning
Subject: FW: Land at Stakers Farm, North End Road, Yapton, BN18 0DU - app. no. Y/44/17/OUT

From: Franklin, Richard [REDACTED]
Sent: 28 July 2017 13:57
To: Planning.Responses
Cc: Planning SE; Bown, Kevin; Bowie, David; Cleaver, Elizabeth
Subject: Land at Stakers Farm, North End Road, Yapton, BN18 0DU - app. no. Y/44/17/OUT

For the attention of: Mr S Davis

Site: Land at Stakers Farm, North End Road, Yapton, BN18 0DU.

Development: Outline Planning Application for 70 residential dwellings including 30% affordable, public open space & associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road reference Y/93/14/OUT). This application is a Departure from the Development plan.

Planning Application No: Y/44/17/OUT

Highways England Ref: HAMIS 78400

Dear Mr Davis,

Thank you for your consultation of 10th July 2017 regarding the above planning application.

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.

Having reviewed the information, we note that the development proposes an additional 70 dwellings as an extension to the 38 dwellings approved under Y/93/14/OUT. Highways England recommended two planning conditions for the previous application (Y/93/14/OUT), including the following:

"No Development shall take place until a detailed scheme of highway works has been submitted to and approved in writing by the local planning authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport). The works shall comprise a staggered junction ahead sign to diagram number 507.1 of the Traffic Signs regulations and General Directions 2002 (TSRGD) on the westbound approach to the A27 junction with Yapton Lane. The sign shall have a height of 1.20 metres, be erected between 245 and 305 metres in advance of

the hazard, have clear visibility of 105 metres and be supported on a yellow backing board. In addition, at the end of the A27 right turn lane into Yapton Lane, the priority arrangement shall be highlighted by the provision of additional 'Give Way' signs and road markings to diagram number 602 and 1023 of the TSRGD. No dwelling in the development hereby permitted shall be occupied until the scheme approved by the local planning authority has been completed in full."

As this application proposes an additional 70 dwellings on the site and is a departure from the Development Plan, the proposed improvements on the A27 do not take account of this development. As such, the impact of the proposed development on the A27 / Yapton Lane junction (and the right turn lane in particular) has not been considered in detail, and our position on this application is that there is currently insufficient information provided by the applicant on which to base an informed decision in relation to the potential impacts of the development on the Strategic Road Network. In particular the following comments should be passed onto the applicant's transportation consultants:

- As the proposal falls outside of the current Development Plan, it was not considered in the Transportation Assessment which supports the Strategic Sites being promoted in the emerging Local Plan. In addition, the Local Plan is now sufficiently progressed within the public domain such that the applicant needs to consider this proposed site in relation to the cumulative impacts of the emerging Local Plan proposals at the end of the emerging Local Plan period. This accords with the policy set out in Department for Transport Circular 02/2013.
- Accordingly, the consultants should either demonstrate that the proposed development has no detrimental impact on the A27 / Yapton Lane junction and right turn lane in particular, or where this is not the case, provide appropriate mitigation. The cumulative impacts will require assessment at the end of the Local Plan period 2031 with a view to a 'no worsening' of impacted junction (no worse in terms of delay, queue length, RFC's and safety) compared with the development proposals and mitigation proposed as part of the emerging Local Plan – it should be noted that TEMPRO is not considered representative for local traffic growth arising from residential development in this regard.

Until such time as sufficient information has been provided to enable Highways England to obtain a clear view of the cumulative traffic impacts of this proposed development on the SRN, our informal advice is that you should not approve this application because of the potential for severe harm to the Strategic Road Network.

I trust that the above is of assistance and would be grateful if you could pass the above comments to the applicant and his consultants for further consideration and reply. This email does not constitute a formal recommendation from Highways England. We will provide formal recommendation later when we can be confident that the application is in its final form. To assist us with this we would be grateful if you would advise when you expect to determine the application.

Kind 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: 

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 10 July 2017 10:48

To: Planning SE

Subject: #3206 Planning Consultation on: Y/44/17/OUT

To: **Highways England**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

**Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 5 - Articles 16 & 18 Consultation before the grant of permission**

Outline Consent

APPLICATION NO: Y/44/17/OUT

Registered: 26th June
2017

Site Address: Land at Stakers Farm North End Road Yapton

Grid Reference: 497637 103649

Description of Works: Outline Planning Application for 70No. residential dwellings including 30% affordable, public open space & associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road (reference Y/93/14/OUT)). This application is a Departure from the Development plan

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

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

**Should you have any comments to make, these should be sent by replying to this email
by 10-AUG-17.**

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.**

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>
NLPG UPRN 100062237016
DX 57406 Littlehampton

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Highways England Company Limited | General enquiries: [REDACTED] | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
[REDACTED]

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