

[REDACTED]

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**From:** [REDACTED]

**Sent:** 20 December 2017 16:51

**To:** Simon Davis; Franklin, Richard; Planning.Responses

[REDACTED]

**Subject:** RE: FAO Simon Davis: Highways England response - Y/44/17/OUT Land at Stakers Farm, North End Road, Yapton, BN18 0DU

Dear Simon,

The approach taken for Land East of Tye Lane was that in the event that Highways England did not undertake a RIS scheme that improved the A27 Yapton Lane junction (Arundel Bypass Option 5A or similar) the applicant was required to provide the improvements to the A27 right turn lane in accordance with the approved drawing prior to occupation of the 90<sup>th</sup> dwelling. In the event that Highways England did carry out a RIS improvement scheme at the A27 Yapton Lane junction (Option 5A) then the applicant would provide a contribution to Highways England's scheme to the value of the cost of the right turn lane improvement, that being £180,000.

Accordingly, for Stakers Farm the same conditions should be applied (although with a slightly lower trigger of 88 dwellings in total). No doubt the applicant will be concerned that if he occupies to the trigger point and Land East of Tye Lane do not then he would pay for the full right turn lane improvement which Land East of Tye Lane would benefit from. However, both of these sites are outside of the emerging Local Plan and as such they are required to mitigate their own impacts rather than contribute to the collective pot for highway improvements as agreed in the eLP. It is unfortunate that one could benefit from the others work but there is nothing stopping both talking to each other and bringing forward the right turn lane improvements on a cost sharing basis (in the event HE do not proceed with a RIS scheme).

Therefore the S106 should be similarly worded as per the Land East of Tye Lane conditions but noting the different trigger point as prescribed in our official HEPR response i.e. 50 dwellings.

I hope that the above explains sufficiently but if you require anything further please contact me again.

Kind regards

David

**David Bowie**

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

[REDACTED]  
Web: <http://www.highways.gov.uk>

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**From:** Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]

**Sent:** 20 December 2017 11:11

**To:** Franklin, Richard; Planning.Responses

**Cc:** 'transportplanning@dft.gsi.gov.uk'; growthandplanning; Planning SE; Bown, Kevin; Bowie, David; Cleaver, Elizabeth; Daniel Vick; Neil Crowther

**Subject:** RE: FAO Simon Davis: Highways England response - Y/44/17/OUT Land at Stakers Farm, North End Road, Yapton, BN18 0DU

Dear Richard,

I am grateful for receipt of this response. My Committee report has now been finalised but we can report this as an update on the day of the meeting (17/01/18).

However, I think the approach to these A27 improvement works on this application should be consistent with those of the proposed S106 for the Tye Lane, Walberton application WA/44/17/OUT for which a financial contribution of £180,000 was sought and the S106 worded as per the attached jpeg extract. I have spoken with Michael Eastham (Case officer for the Walberton application) and he confirms that he spoke with Highways England following a similar conditional response to request that the works/contribution be secured by 106 instead.

I am also acutely aware that the Stakers Farm applicants have already stated that they do not think such a condition is fair as if their scheme is developed before Tye Lane, Walberton (or before any others that may also be required to contribute to the improvement works) then they will have to undertake the whole improvement works at their own expense.

Can you therefore give this some thought and advise of what the likely contribution would be. I can then agree this with the applicant and then relay to our solicitor.

Kind Regards

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Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) |  
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**From:** [REDACTED]

**Sent:** 20 December 2017 09:24

**To:** Planning.Responses; Simon Davis

**Cc:** 'transportplanning@dft.gsi.gov.uk'; growthandplanning; Planning SE; Bown, Kevin; Bowie, David; Cleaver, Elizabeth

**Subject:** FAO Simon Davis: Highways England response - Y/44/17/OUT Land at Stakers Farm, North End Road, Yapton, BN18 0DU

**For the attention of:** Simon Davis

**Application No:** Y/44/17/OUT

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

**Proposal:** 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.

**Highways England reference:** 78400

Dear Mr Davis,

Thank you for your consultation of 10 July 2017 regarding the above application and for your kind assistance during the period of Highways England's deliberations on this 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 examined the above application, we are satisfied that the development proposals can be achieved, subject to certain necessary conditions following discussions with the applicant, without detriment to the safe and efficient operation of the Strategic Road Network. Accordingly, I attach our formal conditional response for your attention.

Should you have any questions regarding this response, please contact me.

Regards,

Sent on behalf of Kevin Bown, Spatial Planning Manager Area 4

**Richard Franklin**

Highways England Company Limited | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ | Registered in England and Wales No. 9346363

Web: [www.highwaysengland.co.uk](http://www.highwaysengland.co.uk)

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