

[REDACTED]

From: Michael Eastham [REDACTED]
Sent: 24 May 2021 14:24
To: Planning.Responses [REDACTED]
Subject: FW: Y/48/21/PL - Land to the south of Ford Lane and east of North End Road, Yapton, BN18 ODS

Please upload onto Ocella **the email below from the applicant** confirming that the 16 affordable dwellings, to which the proposed development will provide access, count towards the 50-dwelling trigger point on the whole site for completion of the approved improvements to the A27 junction with Yapton Lane, for application **Y/48/21/PL**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Tilly Whishaw [REDACTED]
Sent: 24 May 2021 13:34
To: Michael Eastham [REDACTED]
Subject: RE: Y/48/21/PL - Land to the south of Ford Lane and east of North End Road, Yapton, BN18 ODS

Hi Michael,

Given the wording of this conditions the affordable dwellings using this temporary vehicular access will could towards the 50 dwelling trigger point for the A27 junction improvements.

Do you know when you are likely to hear from Tim with his updated comments?

Kind regards,

Tilly

Tilly Whishaw
Planner



DEVELOPING THRIVING COMMUNITIES BY
VALUING PEOPLE AND BUILDING RESPONSIBLY

The contents of this email are subject to Redrow's disclaimer. Click [here](#) to read our disclaimer.

Think before you print

From: Michael Eastham [REDACTED]
Sent: 24 May 2021 08:03
To: Tilly Whishaw [REDACTED]
Subject: FW: Y/48/21/PL - Land to the south of Ford Lane and east of North End Road, Yapton, BN18 ODS

=====
THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE.
CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!
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Hi Tilly,

Please see the email below and the 2 attachments from **Highways England** to planning application **Y/48/21/PL**.

Could you confirm that the 16 affordable dwellings, to which the proposed development will provide access, count towards the 50-dwelling trigger point on the whole site for completion of the approved improvements to the A27 junction with Yapton Lane, in accordance with Condition 13 imposed by the Planning Inspector (Appeal Decision APP/C3810/W/17/3170059) on application Y/80/16/OUT).

I am just waiting for Tim Townsend from WSCC to reply to the RSA and the clearer plans.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



[REDACTED]
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From: Bowie, David [REDACTED]
Sent: 21 May 2021 19:32
To: Michael Eastham [REDACTED]
Cc: Planning SE [REDACTED]; Bown, Kevin [REDACTED]
Franklin, Richard [REDACTED]; Cleaver, Elizabeth [REDACTED]
[REDACTED] JONES Derek [REDACTED]; Spatial Planning [REDACTED]

Subject: Y/48/21/PL - Land to the south of Ford Lane and east of North End Road, Yapton, BN18 0DS

For attention of:	Mr Michael Eastham
Site:	Land to the south of Ford Lane and east of North End Road, Yapton, BN18 0DS
Proposal:	Construction of temporary vehicular access off North End Road for three years to allow safe access to the affordable units throughout the remaining period of construction within the application site following Y/82/20/RES. This site is in CIL Zones 2 & 3 (Zero Rated) as other development.
Your Reference:	Y/48/21/PL
Highways England's Reference:	91008 #13057

Dear Michael,

Thank you for your consultation of 9 April 2021 regarding the planning application referenced above and requesting a response by 21 May 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 SRN, in this case, particularly the A27.

We note that the application proposes a temporary access onto North End Road for a period of 3 years to allow access to 16 affordable dwellings while the rest of the site is constructed.

We are satisfied that the proposals will not will not materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10, and MHCLG NPPF, particularly paragraph 109), in this location and its vicinity. Therefore, we do not object to this application provided that the 16 affordable dwellings, to which the proposed development will provide access, count towards the 50-dwelling trigger point on the whole site for completion of the approved improvements to the A27 junction with Yapton Lane (please refer to condition 13 of Planning Inspectorate Appeal Decision APP/C3810/W/17/3170059 stemming from application Y/80/16/OUT), which states *"No development hereby permitted shall take place until a detailed scheme of highway works for improvements to the A27/Yapton Lane junction has been submitted to and approved in writing by the LPA and no more than 50 dwellings of the development hereby permitted shall be occupied until the completion of the approved*

improvement to the A27 junction with Yapton Lane". Please find our HEPR response attached accordingly.

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

Regards,

David

David Bowie

Area 4 Spatial Planning Manager (Acting)

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.