



From: Franklin, Richard [REDACTED]
Sent: 09 August 2017 12:12
To: Planning.Responses
Cc: Planning SE; Bown, Kevin; Bowie, David; Cleaver, Elizabeth; Bradley, Alistair
Subject: Y/49/17/OUT - Land at Street Buildings, North End Road, Yapton, BN18 0DT.

For the attention of: Mr S Davis

Planning Application No: Y/49/17/OUT

Site: Land at Street Buildings, North End Road, Yapton, BN18 0DT.

Development: Outline application with some matters reserved for the demolition of all existing structures & redevelopment of the site with up to 45 dwellings (30% affordable (up to 14) & 0.3 hectares of landscaped open space with vehicular access from Maypole Lane & pedestrian/cycle access only from North End Road. This application is a Departure from the Development Plan & may affect the setting of a listed building.

Highways England Ref: HAMIS 78566.

Dear Mr Davis,

Thank you for your consultation of 21 July 2017 regarding the above 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 note that a supporting Transport Statement or Transport Assessment has not been provided. This application proposes an additional 45 dwellings on top of nearby development (108 at the neighbouring Stakers Farm site with 38 approved with a further 70 proposed) that is a departure from the Development Plan. As such, Highways England is concerned about the potential cumulative impact of these developments as the proposed agreed improvements

on the A27 as part of Arun's emerging Local Plan do not take account of these developments. Accordingly, we consider 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:

- As the proposal falls outside of the current Development Plan, it was not considered as part of the Transportation Assessment which supports the Strategic Sites being promoted in the emerging Local Plan. 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. In addition, as there are other applications currently within the planning system which have yet to be determined or are already committed, these also need to be accounted for as they too fall outside of the Strategic Allocations in the emerging Local Plan. This accords with the policy set out in Department for Transport Circular 02/2013;
- Highways England require the provision of a supporting Transport Statement/Transport Assessment in support of the planning application to be able to assess the development's impact on the Strategic Road Network (SRN). In particular, the A27 / Yapton Lane junction and associated right turn lane is already stressed and therefore there is a need to demonstrate that the proposed development will have no detrimental impact on junction operation, 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 the 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.

Regards,

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

Richard Franklin

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

Sent: 21 July 2017 09:18

To: Planning SE

Subject: #3293 Planning Consultation on: Y/49/17/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/49/17/OUT

Registered: 21st July
2017

Site Address: Land at Street Buildings North End Road Yapton BN18 0DT

Grid Reference: 497641 103557

Description of Works: Outline application with some matters reserved for the demolition of all existing structures & redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) & 0.3 hectares of landscaped open space with vehicular access from Maypole Lane & pedestrian/cycle access only from North End Road. This application is a Departure from the Development Plan & may affect the setting of a listed building.

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 24-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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