

[REDACTED]

From: Bowie, David [REDACTED]
Sent: 25 January 2018 13:09
To: Michael Eastham; Planning.Responses
Cc: Planning SE; [REDACTED] Bown, Kevin; Cleaver, Elizabeth; Franklin, Richard; 'paul collins'; [REDACTED]
Subject: Y/49/17/OUT - Land at Street Buildings North End Road Yapton BN18 0DT

Dear Michael,

Y/49/17/OUT - Land at Street Buildings North End Road Yapton BN18 0DT
HAMIS Ref: 78566

Please find attached Highways England's final substantive response in relation to the above referenced planning application. I have taken the opportunity to copy colleagues at West Sussex County Council and the applicants representative.

Kind regards

David

David Bowie

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



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



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Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Simon Jones (Divisional Director),
Network Delivery and Development
South East Region
Highways England.

To: Arun District Council (FAO Case Officer: Mr M Eastham)
michael.eastham@arun.gov.uk

CC:

Council's Reference: Y/49/17/OUT

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

Proposal: 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

Referring to the planning application (validated by the council on 21 July 2017 followed by on-going discussions leading to a request from the Council of 18 January 2018 for a final substantive response) referenced above, in the vicinity of the A27 at Yapton, West Sussex that forms part of the Strategic Road Network, notice is hereby given that Highways England's formal recommendation is that we:

~~a) offer no objection*;~~

b) recommend that a condition should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Condition)*;

**This is on the basis that the evidence available indicates an on-going operational safety concern at the junction of A27 and Yapton Lane, West Sussex; thereby necessitating a mitigation scheme that is able to take*

account of the prevailing circumstances at the point at which the development comes forward.

~~c) recommend that planning permission not be granted for a specified period (see Annex A - further assessment required);~~

~~d) recommend that the application be refused (see Annex A - Reasons for recommending Refusal);~~

Highways Act Section 175B (covering new access to the SRN) is not relevant to this application.¹

HIGHWAYS ENGLAND ("we") have 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 we work 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.

This represents Highways England's formal recommendation (prepared by the Area 4 Spatial Planning Team) and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority disagree with this recommendation they must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via

[REDACTED]

Signature: [REDACTED]	Date: 25 January 2018
Name: Kevin Bown	Position: Spatial Planning Manager
[REDACTED]	
Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	

¹ Where relevant, further information will be provided within Annex A.

Annex A – Highways England Recommended Planning Condition

1. Condition: Mitigation Highway Works To the Strategic Road Network

No development hereby permitted shall take place until a detailed scheme of highway works for improvement to the A27/Yapton Lane junction has been submitted to and approved in writing by the Local Planning Authority (who shall consult Highways England). No more than 23 dwellings of the development hereby permitted shall be occupied until the completion of the approved improvements to the A27 junction with Yapton Lane.

Reason:

To ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Informative: Re Condition relating to works to the public highway

This development involves work to the public highway (strategic road network) that can only be undertaken within the scope of a legal Agreement or Agreements between the applicant and Highways England (as the strategic highway company appointed by the Secretary of State for Transport). Planning permission in itself does not permit these works.

It is the applicant's responsibility to ensure that before commencement of any works to the public highway, any necessary Agreements under the Highways Act 1980 are also obtained (and at no cost to Highways England). Works to the highway will normally require an agreement or agreements, under Section 278 of the Highways Act, with Highways England.

Advice on this matter with regards the strategic road network can be obtained from the Spatial Planning Team, Highways England, Bridge House, Walnut Tree Close, Guildford, Surrey, GU1 4LZ. Email



