

[REDACTED]

Daun Johnson | Technical Support Unit Assistant, Planning and Building Control, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37762 | External: +44 (0) 1903 737762 | E-mail: daun.johnson@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: [REDACTED]
Sent: 28 February 2017 18:17
To: Planning.Responses
Cc: David Innes; Lucy Harding; Planning SE; Bown, Kevin; Cleaver, Elizabeth; Franklin, Richard
Subject: Y/5/17/OUT Cinders Nursery & Land R/O Cinders Lane Yapton BN18 0JJ

For the attention of: Lucy Harding

Site: Cinders Nursery & Land R/O Cinders Lane Yapton BN18 0JJ.

Development: Outline application for 51 no. dwellings with all matters reserved except for access. This application is a Departure from the Development Plan.

Planning Application No: Y/5/17/OUT

Highways England Ref: HAMIS 76942

Dear Lucy,

Thank you for your consultation of 16 February 2017 regarding the above outline 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. Our current position on this application is that it is unlikely to have a detrimental effect in its own right on the safe operation of the A27 Trunk Road assuming the Councils proposed Local Plan traffic mitigation schemes are implemented.

However, Highways England are aware of further nearby applications which have been submitted which also depart from the Councils Development Plan. In total we believe there are three sites with a combined total of 450 dwellings. Accordingly the proposed Local Plan mitigations will not have accounted for this additional level of development and therefore there is likely to be potential traffic implications on both the local and strategic road networks due to the cumulative traffic effects if the Council are minded to grant consent. Highways England therefore suggests that in such circumstances the Council should consider requesting an appropriate level of contribution from the respective developers towards the Councils own Local Plan highway mitigations.

I hope the above assists and would be happy to discuss further as required.

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

Mobile: + 44 (0) 7900 056130

Web: www.highwaysengland.co.uk

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.



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.
PlanningSE@highwaysengland.co.uk

To: Arun District Council - FAO Ms Lucy Harding

CC:

Council's Reference: Y/5/17/OUT

Location: Cinders Nursery & Land R/O, Cinders Lane, Yapton BN18 0JJ

Proposal: Outline application for 51 no. dwellings with all matters reserved except for access. This application is a Departure from the Development Plan.

Referring to the notification of a planning application referenced above, dated 8 February 2017, in the vicinity of the A27 that forms part of the Strategic Road Network near Yapton, notice is hereby given that Highways England's formal recommendation is that we:

a) offer no objection*;

*Highways England offers no objection on the assumption that the councils Local Plan mitigation schemes for the A27 Trunk Road are delivered. In considering such sites which depart from the Development Plan the council should, in view of the potential cumulative traffic impacts, consider requesting the applicant to provide a financial contribution towards the councils Local Plan highway mitigation schemes on the A27 Trunk Road.

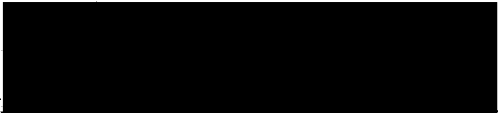
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B is not relevant to this application.¹

HIGHWAYS ENGLAND (“we”) 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 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 response represents our formal recommendations with regard to Y/5/17/OUT and has been prepared by the Area 4 Spatial Planning Team.

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dtf.gsi.gov.uk.

Signature: 	Date: 28 February 2017
Name: Kevin Bown Position: Spatial Planning Manager	
Highways England:	
Highways England, Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	
	

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