

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 31 August 2018 08:28
To: Planning Scanning
Subject: FW: FAO Mr S Davis: Highways England response - Y/62/18/OUT - Clays Farm, Yapton, BN18 0DT
Attachments: 20180830 HEPR re Y_62_18_OUT_Clays Farm.pdf; PROPOSED EXTENSION TO A27 YAPTON LANE RIGHT TURN.PDF

From: Franklin, Richard [REDACTED]
Sent: 30 August 2018 16:22
To: Planning.Responses
Cc: 'transportplanning@dft.gsi.gov.uk'; growthandplanning; Planning SE; Bowie, David; Cleaver, Elizabeth
Subject: FAO Mr S Davis: Highways England response - Y/62/18/OUT - Clays Farm, Yapton, BN18 0DT

For the attention of: Mr S Davis

Application No: Y/62/18/OUT

Site: Clays Farm, North End Road, Yapton, BN18 0DT.

Proposal: Outline application with some matters reserved (appearance, landscaping, layout & scale) for 33 No. residential dwellings, access, landscaping & associated works. This application is a Departure from the Development Plan.

Highways England reference: 82211

Dear Mr Davis,

Thank you for your consultation of 13th August 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 are satisfied that the development proposals can be achieved, subject to certain necessary conditions, 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 queries regarding this response, please contact us at:

[REDACTED]

Regards,
Sent on behalf of Elizabeth Cleaver Assistant Spatial Planning Manager Area 4

Richard
Richard Franklin
Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ
Web: <http://www.highways.gov.uk>

From: [planning.responses](#) [REDACTED]
Sent: 13 August 2018 16:18
To: Planning SE
Subject: #5695 Planning Consultation on: Y/62/18/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/62/18/OUT
Registered: 3rd August 2018
Site Address: Clays Farm North End Road Yapton BN18 0DT
Grid Reference: 497773 103851
Description of Works: Outline application with some matters reserved (appearance, landscaping, layout & scale) for 33 No. residential dwellings, access, landscaping & associated works. This application is a Departure from the Development Plan.

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 14-SEP-18.

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 [REDACTED]

Regards

consultee_email

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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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>

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

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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: Duncan Smith (Divisional Director),
Operations Directorate
South East Region
Highways England
[REDACTED]

To: Arun District Council
(FAO Case Officer: Mr S Davis)
[REDACTED]

CC: [REDACTED]
[REDACTED]

Council's Reference: Y/62/18/OUT

Location: Clays Farm, North End Road, Yapton, BN18 0DT.

Proposal: Outline application with some matters reserved (appearance, landscaping, layout & scale) for 33 No. residential dwellings, access, landscaping & associated works. This application is a Departure from the Development Plan.

Highways England Ref: 82211

Referring to the planning application (consultation received 13th August 2018) referenced above, in the vicinity of the A27 (which 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 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 (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 2018, via

[REDACTED]

Signature [REDACTED]	Date: 30 th August 2018
Name: Janice Burgess	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 Conditions

We recommend that the following conditions be attached to any permission granted:

Condition: Strategic Road Network Mitigation Scheme

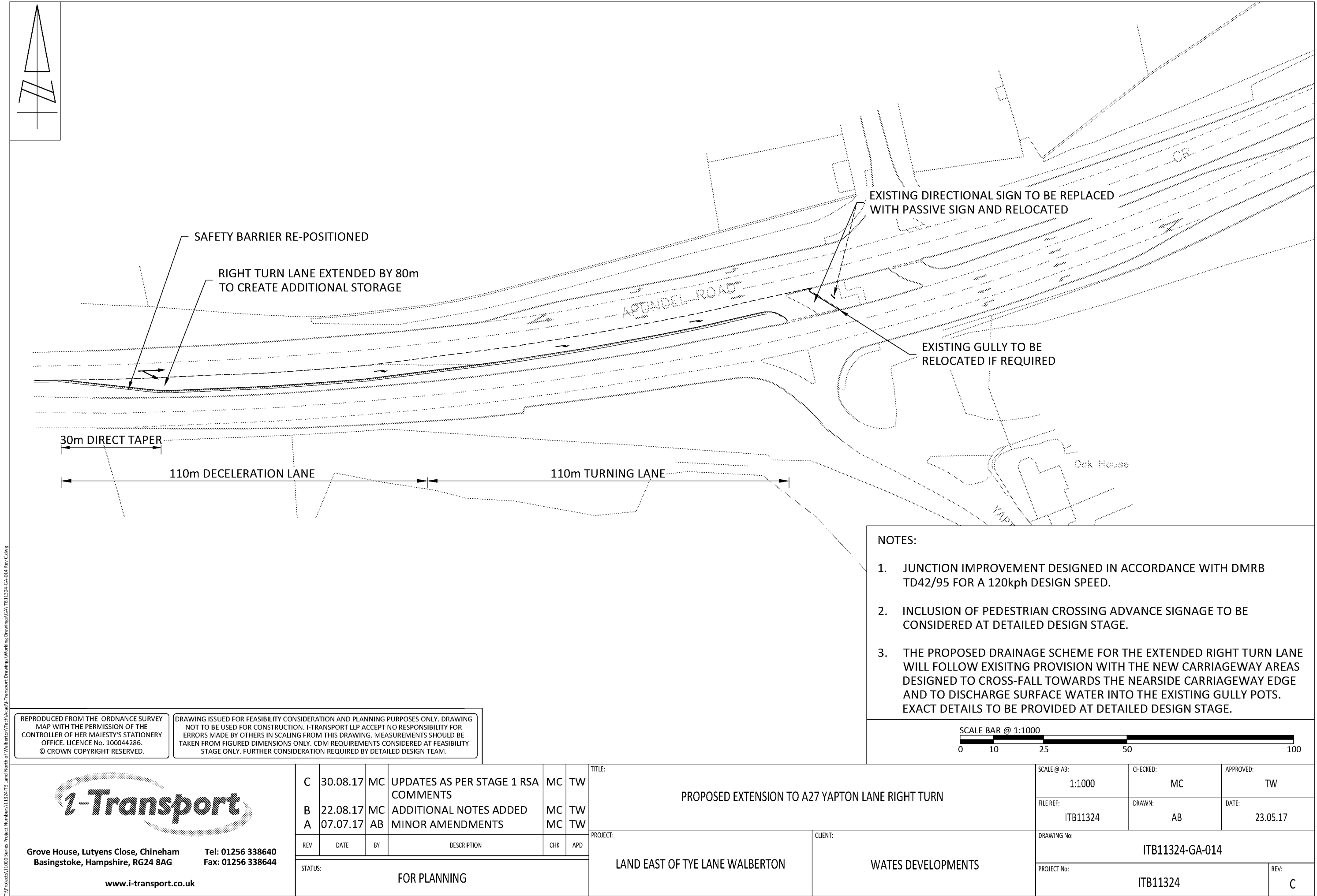
- 1) Prior to the occupation of 17 dwellings within the permitted development, the improvement works at the A27 / Yapton Lane junction shall be completed and open to the travelling public as shown on i-Transport's drawing number ITB11324-GA-014 Revision C "*Proposed extension to A27 Yapton Lane right turn*" dated 30/8/17.

Reason: This is 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.

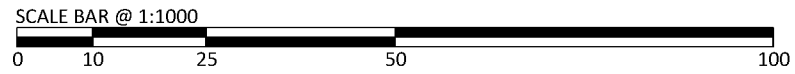
Condition: Construction Management Plan

- 2) No works shall commence on site until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with Highways England). The plan shall include details of the management of traffic during the construction period. The construction of the development shall be carried out in accordance with the approved Construction Management Plan unless otherwise agreed in writing by the Local Planning Authority (who shall consult with Highways England).

Reason: To ensure that construction of the development does not result in avoidable congestion of the A27 Trunk Road, to ensure that the A7 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.



- NOTES:
1. JUNCTION IMPROVEMENT DESIGNED IN ACCORDANCE WITH DMRB TD42/95 FOR A 120kph DESIGN SPEED.
 2. INCLUSION OF PEDESTRIAN CROSSING ADVANCE SIGNAGE TO BE CONSIDERED AT DETAILED DESIGN STAGE.
 3. THE PROPOSED DRAINAGE SCHEME FOR THE EXTENDED RIGHT TURN LANE WILL FOLLOW EXISITNG PROVISION WITH THE NEW CARRIAGEWAY AREAS DESIGNED TO CROSS-FALL TOWARDS THE NEARSIDE CARRIAGEWAY EDGE AND TO DISCHARGE SURFACE WATER INTO THE EXISTING GULLY POTS. EXACT DETAILS TO BE PROVIDED AT DETAILED DESIGN STAGE.



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 Grove House, Lutyens Close, Chineham Basingstoke, Hampshire, RG24 8AG Tel: 01256 338640 Fax: 01256 338644 www.i-transport.co.uk	C	30.08.17	MC	UPDATES AS PER STAGE 1 RSA COMMENTS	MC	TW	TITLE: PROPOSED EXTENSION TO A27 YAPTON LANE RIGHT TURN		SCALE @ A3: 1:1000	CHECKED: MC	APPROVED: TW
	B	22.08.17	MC	ADDITIONAL NOTES ADDED	MC	TW			FILE REF: ITB11324	DRAWN: AB	DATE: 23.05.17
	A	07.07.17	AB	MINOR AMENDMENTS	MC	TW					
	REV	DATE	BY	DESCRIPTION	CHK	APD	PROJECT: LAND EAST OF TYE LANE WALBERTON	CLIENT: WATES DEVELOPMENTS	DRAWING No: ITB11324-GA-014		
	STATUS: FOR PLANNING								PROJECT No: ITB11324		