

For attention of:	Mr S Davis
Site:	Land East of Bilsham Road & land adjacent to Little Meadow, Bilsham Road, Yapton
Proposal:	Outline application with some matters reserved for 83 No. dwellings (81 net gain, retaining Oak Trees & Little Meadow), extension of existing light industrial/commercial processes building & new Village Hall. This application may affect the setting of listed building & is a Departure from the Development Plan.
Your Reference:	Y/70/20/OUT
Highways England's Reference:	HAMIS 88929

Dear Mr Davis,

Thank you for your consultation of 13th August 2020 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, particularly the A27.

Having reviewed the application documents, we note that the Transport and Highways Appraisal was prepared in 2017 in support of a pre-application enquiry and contains insufficient detail regarding trip generation and distribution to determine the impact of the proposed development on the SRN. Notwithstanding this, the Arun Local Plan is now adopted and contains agreed highway mitigations for the impacted A27 junctions resulting from the strategic development sites with funding to be provided from developer contributions. Further housing development, even relatively small allocations, will have an additional cumulative impact on the A27 junctions as well as the local highway network and thus is likely to require further mitigation. Therefore, as this development is a Departure from the Development Plan, Arun District Council should request an appropriate proportional contribution from this particular site towards mitigation at the A27

junctions in Arun. In view of its close proximity to the Ford strategic development site, a proportional contribution in line with this site is deemed appropriate. Reference to the Enterprise Bognor Regis Transport Review 2017 report shows that the Ford development is due to contribute £300,450 for the 1,500 houses, equating to £200.30 per house. Therefore, provided that Arun District Council collects a contribution of £16,224.30 (81 net gain x £200.30) from this particular site towards further mitigation of the A27 junctions in Arun, Highways England is satisfied that the proposals would 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 NPPF2019, particularly paragraphs 108 and 109) in this location and our formal HEPR response of No Objection is attached.

Should you have any queries regarding our response please contact us at

Regards,

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

Richard Franklin

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Web: <http://www.highways.gov.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

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/70/20/OUT
Registered:	12th August 2020
Site Address:	Land East of Bilsham Road & land adjacent to Little Meadow Bilsham Road Yapton
Grid Reference:	497724 101828
Description of Works:	Outline application with some matters reserved for 83 No. dwellings (81 net gain, retaining Oak Trees & Little Meadow), extension of existing light industrial/commercial processes building & new Village Hall. This application may affect the setting of listed building & is a Departure from the Development Plan.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 18th September 2020 .
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.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council



PLCONSULT (ODB) 2020

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

DX 57406 Littlehampton

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