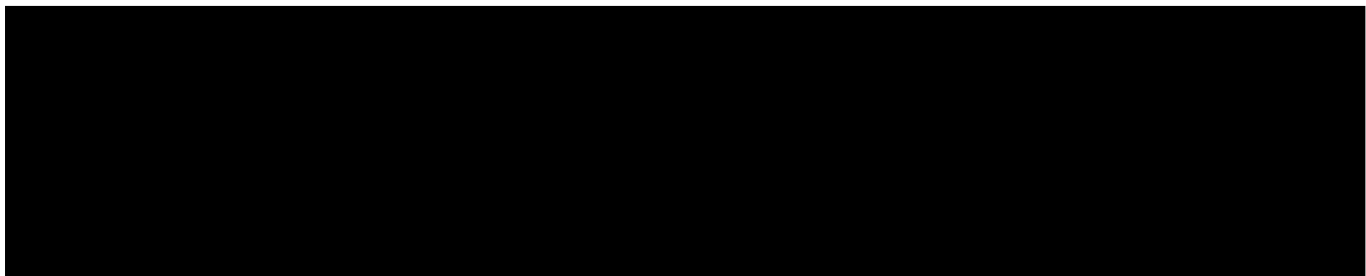




Highways England comments



For attention of:	Mr Simon Davis
Site:	Land North of Yapton Church of England Primary School North End Road Yapton
Proposal:	Approval of reserved matters following outline consent Y/88/18/OUT for the erection of 38 No. dwellings, Public Open Space, a play area & drainage features. This application affects Public Right of Way.
Your Reference:	Y/71/20/RES
Highways England's Reference:	88995 #11072

Dear Mr Davis,

Thank you for your notification of 20 August 2020 regarding the above application, seeking a response by 10 September 2020.

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 Strategic Road Network (SRN), in this case the A27.

We responded to Y/88/18/OUT on 10th December 2018 with no objection subject to conditions (attached for ease of reference). However, I notice from the planning correspondence between yourself and applicants representative (18th and 23rd April 2019) that you took it upon yourselves

to remove our condition requiring improvements at the A27/Yapton Lane junction. I can see no reference to any communications to Highways England on this matter and more worrying I cannot see any correspondence with the Secretary of State seeking permission to remove Highways England's condition? The Town and Country Planning (Development Affecting Trunk Roads) Direction 2018 requires a Local Planning Authority to obtain approval from the Secretary of State to remove Highways England conditions. I would be grateful if you have sought approval from the Secretary of State to provide Highways England with a copy please and if you have not what the council as Local Planning Authority intend to do about this matter as the development will impact on the safe operation of the junction?

Without the above mentioned condition in place we cannot be satisfied that the development will 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 NPPF particularly paragraph 109).

Furthermore as this application is now presented to us without the necessary condition in place we are unable to provide comment on the acceptability of the current reserved matters applications and therefore can only recommend that the Planning Authority refrain from determining this application until such time as the matter of non adherence of our condition is investigated and resolved.

Should you have any queries regarding our response, please do not hesitate to contact us and please forward our comments to the applicant who can contact Highways England at PlanningSE@highwaysengland.co.uk.

Kind regards,

David

David Bowie

Area 4 Spatial Planning Manager (Acting)

[Redacted signature block]

Web: <http://www.highwaysengland.co.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 PlanningSE@highwaysengland.co.uk. Thank you.

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