

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 16 November 2020 08:26  
**To:** Planning Scanning  
**Subject:** FW: Highways England response: Y/71/20/RES Land North of Yapton CofE Primary School  
**Attachments:** Y/71/20/RES - Land North of Yapton Church of England Primary School North End Road Yapton

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: [amanda.scholes@arun.gov.uk](mailto:amanda.scholes@arun.gov.uk)



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**From:** Cleaver, Elizabeth [REDACTED]  
**Sent:** 13 November 2020 17:54  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>; Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Cc:** Planning SE [REDACTED]  
**Subject:** Highways England response: Y/71/20/RES Land North of Yapton CofE Primary School

**For attention of:** Mr Simon Davis

**Planning application ref:** Y/71/20/RES

**Site:** Land North of Yapton Church of England Primary School, North End Road, Yapton BN18 0XH

**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 Rights of Way. (Amended plans.)

**Highways England ref:** Tracker #11813

Dear Mr Davis

Thank you for your notification of 12 December 2020 regarding the amendments to the reserved matters application referenced above.

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 the previous consultation on this reserved matters application on 8 September 2020 (attached for ease of reference). Our position remains the same as in our previous response: we are unable to comment upon the acceptability of reserved matters applications for planning permission Y/88/18/OUT because the permission omits Highways England's condition requiring improvements to the A27/Yapton Lane junction. We are aware that this matter is being reviewed and until it is resolved we can only recommend that the planning authority refrains from determining this application.

If you have any queries regarding our response, please contact us at

[REDACTED]

Kind regards,

**Elizabeth Cleaver, Assistant Spatial Planning Manager**

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

Web: <http://highwaysengland.co.uk/>

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

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](mailto:PlanningSE@highwaysengland.co.uk). Thank you.

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

<https://www.gov.uk/government/organisations/highways-england> | [REDACTED]

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**From:** Bowie, David [REDACTED]  
**Sent:** 08 September 2020 17:29  
**To:** Simon Davis  
**Cc:** Planning SE; Bown, Kevin; Franklin, Richard; Cleaver, Elizabeth; Neil Crowther  
**Subject:** Y/71/20/RES - Land North of Yapton Church of England Primary School North End Road Yapton  
**Attachments:** Y-88-18-OUT Yapton HEPR.PDF; ATT00001.txt

|                                      |                                                                                                                                                                                                            |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>For attention of:</b>             | Mr Simon Davis                                                                                                                                                                                             |
| <b>Site:</b>                         | Land North of Yapton Church of England Primary School North End Road Yapton                                                                                                                                |
| <b>Proposal:</b>                     | 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. |
| <b>Your Reference:</b>               | Y/71/20/RES                                                                                                                                                                                                |
| <b>Highways England's Reference:</b> | 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 10<sup>th</sup> 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 (18<sup>th</sup> and 23<sup>rd</sup> 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

[REDACTED]

Kind regards,

David

**David Bowie**

**Area 4 Spatial Planning Manager (Acting)**

[REDACTED]

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

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 [REDACTED] Thank you.

[REDACTED]

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**From:** Franklin, Richard [REDACTED]

**Sent:** 10 December 2018 10:56

**To:** Planning.Responses

[REDACTED] Planning SE; Cleaver, Elizabeth; Bowie, David

**Subject:** RE: #6288 Planning Consultation on: Y/88/18/OUT

**For the attention of:** Mr S Davis

**Application No:** Y/88/18/OUT

**Site:** Land North of Yapton C of E Primary School, North End Road, Yapton.

**Proposal:** Outline application with some matters reserved for the erection of 38 No. dwellings.  
This application affects a Public Right of Way.

**Highways England reference:** 83058

Dear Mr Davis,

Thank you for your consultation of 20<sup>th</sup> November 2018 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 Franklin**

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

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

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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) [mailto:[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)]

**Sent:** 20 November 2018 13:05

**To:** Planning SE

**Subject:** #6288 Planning Consultation on: Y/88/18/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/88/18/OUT

**Registered:** 20th November  
2018

**Site Address:** Land North of Yapton C of E Primary School North End Road  
Yapton

**Grid Reference:** 497790 103598

**Description of Works:** Outline application with some matters reserved for the erection  
of 38 No. dwellings. This application affects a Public Right of  
Way.

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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 20-DEC-18.**

You can also monitor the progress of this application through the Council web site:  
[www.arun.gov.uk/planning](http://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 01903 737874.

Regards  
Planning Officer

consultee\_email

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

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**<https://www.gov.uk/government/organisations/highways-england> [REDACTED]**

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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

To: Arun District Council  
(FAO Case Officer: Mr S Davis)  
[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)

CC:

Council's Reference: Y/88/18/OUT

Location: Land North of Yapton C of E Primary School, North End Road, Yapton.

Proposal: Outline application with some matters reserved for the erection of 38 No. dwellings. This application affects a Public Right of Way.

Highways England Ref: 83058

Referring to the planning application 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.<sup>1</sup>

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



|                                                                                                                       |                                                     |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>Signature:</b>                   | <b>Date:</b> 10 <sup>th</sup> December 2018         |
| <b>Name:</b> Elizabeth Cleaver<br> | <b>Position:</b> Assistant Spatial Planning Manager |
| <b>Highways England:</b> Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ                                        |                                                     |

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<sup>1</sup> 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 20<sup>th</sup> dwelling within the development hereby permitted, 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.

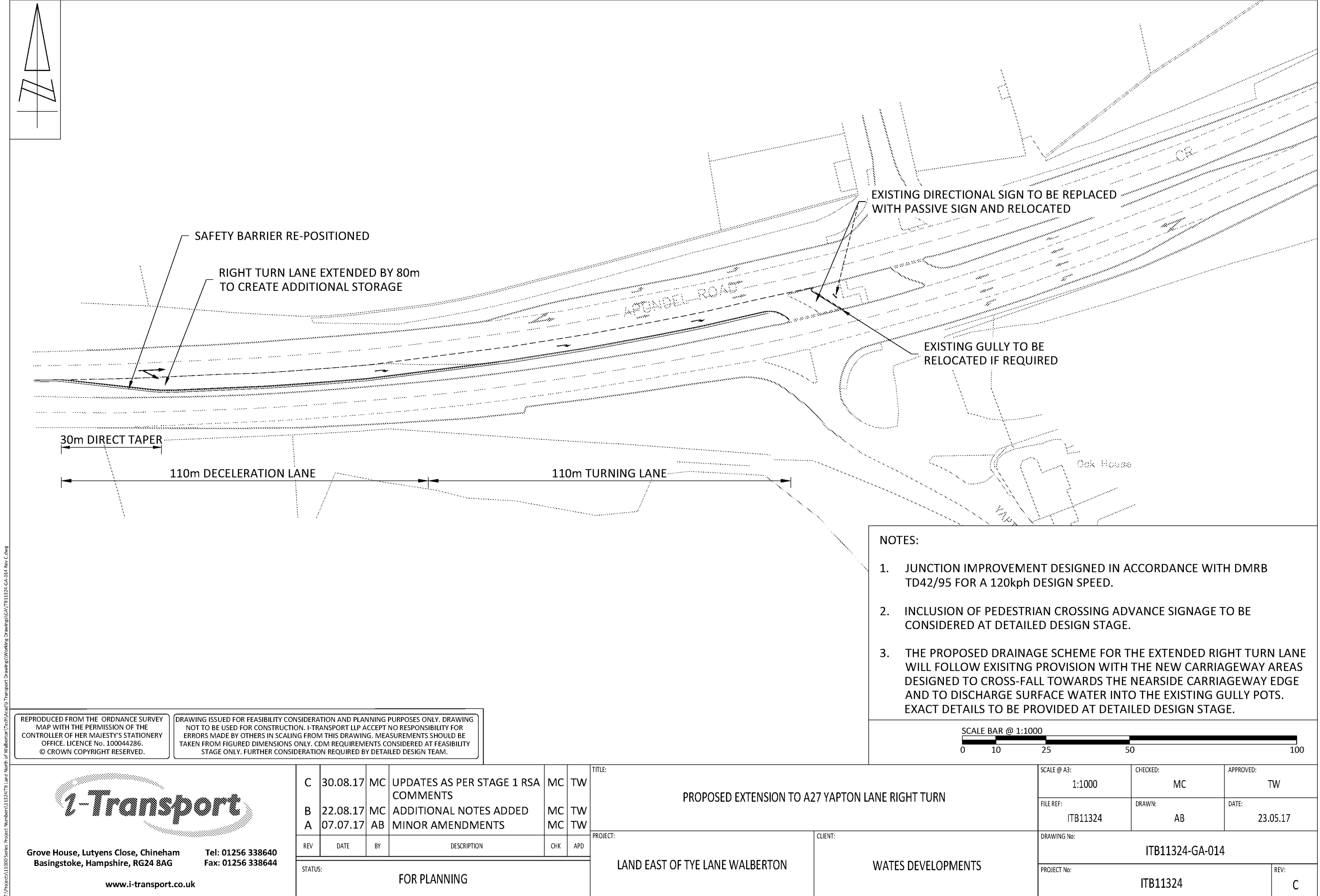
**Reason:** To ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

### **Condition: Construction Management Plan**

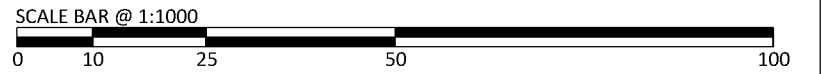
- 2) No works shall commence on site until a Construction Management Plan, to include details of numbers and routeing of construction vehicles, has been submitted to and approved in writing by the Local Planning Authority (who shall consult with Highways England). The construction of the development 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 on the A27 Trunk Road, 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.

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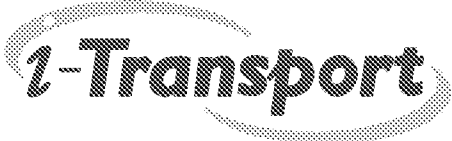


- NOTES:
- JUNCTION IMPROVEMENT DESIGNED IN ACCORDANCE WITH DMRB TD42/95 FOR A 120kph DESIGN SPEED.
  - INCLUSION OF PEDESTRIAN CROSSING ADVANCE SIGNAGE TO BE CONSIDERED AT DETAILED DESIGN STAGE.
  - THE PROPOSED DRAINAGE SCHEME FOR THE EXTENDED RIGHT TURN LANE WILL FOLLOW EXISITNG PROVISION WITH THE 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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|                                                                                                                                                                                          |     |          |    |                                     |     |     |                                                                |                                |                         |                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|----|-------------------------------------|-----|-----|----------------------------------------------------------------|--------------------------------|-------------------------|-------------------|
| <br>Grove House, Lutyens Close, Chineham<br>Basingstoke, Hampshire, RG24 8AG<br>www.i-transport.co.uk | C   | 30.08.17 | MC | UPDATES AS PER STAGE 1 RSA COMMENTS | MC  | TW  | TITLE:<br><br>PROPOSED EXTENSION TO A27 YAPTON LANE RIGHT TURN | SCALE @ A3:<br>1:1000          | CHECKED:<br>MC          | APPROVED:<br>TW   |
|                                                                                                                                                                                          | B   | 22.08.17 | MC | ADDITIONAL NOTES ADDED              | MC  | TW  |                                                                | FILE REF:<br>ITB11324          | DRAWN:<br>AB            | DATE:<br>23.05.17 |
|                                                                                                                                                                                          | A   | 07.07.17 | AB | MINOR AMENDMENTS                    | MC  | TW  |                                                                | DRAWING No:<br>ITB11324-GA-014 |                         |                   |
|                                                                                                                                                                                          | REV | DATE     | BY | DESCRIPTION                         | CHK | APD | PROJECT:<br>LAND EAST OF TYE LANE WALBERTON                    | CLIENT:<br>WATES DEVELOPMENTS  | PROJECT No:<br>ITB11324 | REV:<br>C         |
| STATUS:<br>FOR PLANNING                                                                                                                                                                  |     |          |    |                                     |     |     |                                                                |                                |                         |                   |