



Highways England consultation response



For attention of:	Simon Davis
Site:	Land at Stakers Farm North End Road Yapton BN18 0XH
Proposal:	Approval of reserved matters following outline approval Y/44/17/OUT for the erection of 70 No. dwellings, public open space, play area, drainage & landscaping. This application affects the character & appearance of the Main Road/Church Road Yapton Conservation Area & affects the setting of Listed Buildings.
Your Reference:	Y/72/20/RES
Highways England's Reference:	88999 #11074

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.

Highways England note that this reserved matters application follows outline approval (Y/44/17/OUT) for 70 dwellings achieved in December 2018. Highways England requested

delivery of the A27/Yapton Lane improvement prior to occupation of the 50th dwelling as part of the original application consultation dated 20 December 2017. We wish to confirm that this mitigation is still required and note that this has been added to the S106 agreement in line with our requirements.

If the mitigation scheme at the A27 Yapton Lane has not been delivered by the Land East of Tye Lane development by the time the 50th dwelling is occupied in this development, it will be incumbent upon the developer to make the necessary contribution. As we note that there are a number of reserved matters applications in Yapton, it may be that the associated developers might want to coordinate to share the cost of the improvement scheme?

With the above mentioned condition in place we are 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). Our original formal HEPR response to application Y/44/17/OUT remains unchanged and we offer no objection on the Reserved Matters forming this particular application.

Should you have any queries regarding our response, please do not hesitate to contact us at [REDACTED]

Kind regards,

David
David Bowie
Area 4 Spatial Planning Manager (Acting)
[REDACTED]

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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