

Attachments: Y-88-18-OUT Yapton HEPR.pdf

Highways England Consultation Response Y/763/20/PL

For attention of:	Mr S Davis
Site:	Land North of Yapton C of E Primary School North End Road Yapton
Proposal:	Variation of condition 3-plans condition following the approval of Y/38/18/OUT to replace the Proposed Access Arrangement plan & remove the Swept Path Analysis & Sketch Site Layout. This application is in CIL Zone 3 (Zero Rated) as 'other development'.
Your Reference:	Y/73/20/PL
Highways England's Reference:	HAMIS 88962 Tracker 11043

Dear Mr Davis,

Thank you for your consultation of 17 August 2020 regarding the above application which indicated a response is required by 7 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 SRN, in this case, particularly the A27.

Please note we could not find Y/38/18/OUT, but believe perhaps this should be Y/88/18/OUT - Outline application with some matters reserved for the erection of 38 No. dwellings. This application affects a Public Right of Way- Land North of Yapton C of E Primary School North End Road Yapton?

Our response is therefore based on Y/88/18/OUT being the correct reference not Y/38/18/OUT.

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?

In relation to the variation to Condition 3 of the consent we offer no further comment.

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

[REDACTED]
Kind regards

David
David Bowie
Area 4 Spatial Planning Manager (Acting)

[REDACTED] 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 PlanningSE@highwaysengland.co.uk. Thank you.

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