[redacted]

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[redacted]

From: Bowie, David [redacted]
Sent: 14 September 2020 19:11
To: Simon Davis <Simon.Davis@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>
[redacted]
Subject: Y/78/20/RES - Land East of Drove Lane Yapton BN18 0EB

For attention of:	Mr Simon Davis
Site:	Land East of Drove Lane Yapton BN18 0EB
Proposal:	Approval of reserved matters following outline consent Y/92/17/OUT for 300 No. dwellings covering landscape, layout, public open space, drainage, scale & external appearance. This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated).
Your Reference:	Y/78/20/RES

Highways England's Reference:	89021 #11091

Dear Mr Davis,

Thank you for your notification of 24 August 2020 regarding the above application, seeking a response by 14 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/92/17/OUT) for 300 dwellings, which was granted in May 2019. Highways England do not offer any additional comments regarding the reserved matters application however please refer to the outline application consultation provided by Highways England on 2 March 2018 and our concluding paragraph to this response below.

The original reserved matters application (Y/92/17/OUT) was considered and responded to by Highways England prior to the adoption of the Arun Local Plan which was adopted 18th July 2018. The site and its immediate neighbour was included within the sites that were considered through the strategic modelling process which supported the now adopted Local Plan. During the planning process the applicants consultants provided evidence to indicate that both sites could be brought forward provided that the mitigation at the A27 Yapton Lane was delivered 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 submitted as part of Outline Application WA/44/17/OUT. Highways England's formal recommendation on this application therefore requested delivery of the A27 / Yapton Lane junction improvement prior to the occupation of the 199th dwelling. Having checked the determination notice and the s106 agreement I cannot find any reference to the A27 Yapton Lane scheme? As previously advised, if this is the case and the council has not sought approval from the Secretary of State to deviate from Highways England's recommendation then the decision made is likely to be ultra vires.

There are a number of housing sites in the Yapton locale each of which as well as cumulatively are highly likely to have a detrimental impact of the operation of the A27 Yapton Lane junction. Without appropriate control over housing build out prior to the construction and opening of the improvement scheme at the junction there is now a strong possibility that the capacity of this junction will be significantly exceeded and that in turn is likely to increase the likelihood of late lane change, shunt type and right turn traffic accidents at the junction. I therefore consider that it is now a matter of urgency that the council advise Highways England of their proposals to ensure that there is no detrimental impacts at the A27 Yapton Lane junction. It would seem appropriate that the various applicants work together to bring forward the approved scheme sooner rather than later.

With the above mentioned condition not being 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). Accordingly I cannot agree to the reserved matters application in this instance due to the strong likelihood of harm to the SRN (A27 Yapton Lane junction).

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.

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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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