

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 January 2018 08:33
To: Planning Scanning
Subject: FW: #4364 Planning Consultation on: Y/91/17/OUT

Sent: 29 January 2018 16:33
To: Planning.Responses
Cc: Planning SE; Bowie, David; Cleaver, Elizabeth
Subject: RE: #4364 Planning Consultation on: Y/91/17/OUT

For the attention of: Mr D Easton

Application No: Y/91/17/OUT

Site: Land at Bilsham Road, Yapton.

Proposal: Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure. Departure from the Development Plan.

Highways England reference: 80287

Dear Mr Easton,

Thank you for your email of 17 January 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.

The strategic modelling undertaken to support the emerging Local Plan (the Arun Transport Study prepared by Systra) considered an allocation of 400 dwellings on this site. However, as an outline application for 300 dwellings has already been submitted on the same strategic site, the maximum permissible combined total for both applications can only be 400 dwellings without the provision of a robust Transport Assessment of the impacts on the A27 / Yapton Lane junction of the additional dwellings above that already assessed. In addition, a number of ad-hoc developments have been brought forward and are either committed or consented or now have every reasonable opportunity of being delivered in the current housing climate, which will also need to be included in the further modelling.

Therefore, at this time, there is insufficient information provided by the applicant on which to base an informed decision in relation to the potential impacts of the proposals on the SRN, and the following comments should be passed onto the applicant's transportation consultants:

Pre-Application Scoping

We note that a TA Scoping report was prepared and a meeting held with West Sussex county Council as the Local Highway Authority, who recommended that Highways England should be engaged regarding the A27. However, Highways England has not been consulted and require the development's cumulative impact on the A27 / Yapton Lane junction to be assessed for the end of Local Plan 2031 scenario (further details below).

Baseline Traffic Growth

We note that the baseline traffic growth methodology is outlined for the 2022 scenario but not for the 2031 scenario and thus details of this are requested.

Committed Development

We note the committed developments outlined. However, as indicated above, a number of ad-hoc developments have been brought forward and are either committed or consented or now have every reasonable opportunity of being delivered in the current housing climate, which will also need to be included in the cumulative assessment of the development's impact on the A27 / Yapton Lane junction for the end of Local Plan 2031 scenario. In addition to those included in the assessment, the following sites should be included for the 2031 modelling of the A27/Yapton Lane junction:

- Y/80/16/OUT - Land South of Ford Lane and East of North End Road, Yapton – 100 dwellings
- WA/44/17/OUT - Land East of Tye Lane, Walberton – 175 dwellings
- Y/5/17/OUT - Cinders Nursery & Land R/O Cinders Lane, Yapton, BN18 0JJ – 51 dwellings
- Y/44/17/OUT - Land at Stakers Farm, North End Road, Yapton BN18 0DU – 70 dwellings
- Y/49/17/OUT - Land at Street Buildings, North End Road, Yapton BN18 0DT – 45 dwellings

Distribution and Assignment

We note that there is no traffic flow diagram for development flows only in Appendix I and request that such a traffic flow diagram is provided to demonstrate the assignment of development traffic flows.

Traffic Impact Assessment

We note that a traffic impact assessment of the local junctions has been undertaken. However, no assessment of the A27 / Yapton Lane junction has been undertaken, and Highways England requests that a test is undertaken that assesses the development's cumulative impact on the A27 / Yapton Lane junction for the end of Local Plan 2031 scenario - this should include the cumulative development outlined above as well as a sensitivity test of the potential 600 dwellings at the strategic site, as it was considered that the site could support up to 600 dwellings by the inspectorate at Examination in Public in September 2017.

This advice is given in accordance with Planning Practice Guidance to the NPPF Paragraph: 013 Reference ID: 42-013-20140306. Therefore, our initial substantive response is that the Transport Assessment provided needs to demonstrate that the development will not result in a severe impact on the A27 / Yapton Lane junction (which should consider safety as well as capacity in accordance with the tests set out in DfT C2/13 para 10 and DCLG NPPF para 32), or recommend appropriate mitigations to achieve nil detriment in this regard. As such, Highways England's advice is to recommend that the application should not be determined until such time as the required information is provided and Highways England given opportunity to consider and make its final substantive response.

Regards,

Richard Franklin

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

Web: www.highwaysengland.co.uk

Sent: 17 January 2018 10:48

To: Planning SE

Subject: #4364 Planning Consultation on: Y/91/17/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/91/17/OUT

Registered: 14th December
2017

Site Address: Land at Bilsham Road Yapton

Grid Reference: 497590 102839

Description of Works: Outline application for the development of up to
250 residential dwellings (Class C3), vehicular
access, public open space, ancillary works and
associated infrastructure. Departure from the
Development Plan

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 01-FEB-18.**

You can also monitor the progress of this application through the Council
web site:

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 D Easton who can be

contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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Highways England Company Limited | General enquiries: 0300 123 5000 | 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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