



From: Franklin, Richard [REDACTED]
Sent: 08 January 2018 16:00
To: Planning.Responses
Cc: Planning SE; Bown, Kevin; Bowie, David; Cleaver, Elizabeth
Subject: RE: Draft: RE: #4269 Planning Consultation on: Y/92/17/OUT

For the attention of: Mr D Easton

Application No: Y/92/17/OUT

Site: Land east of Drove Lane, Yapton, BN18 0EB.

Proposal: Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.

Highways England reference: 80079

Dear Mr Easton,

Thank you for your email of 22 December 2017 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, and in that regard, HE are content with the initial 300 dwellings. However, since consideration by the inspectorate at Examination in Public in September 2017, it was established that this site could support up to 600 dwellings, and therefore such an allocation would need to be further tested on top of that already considered. 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 sensitivity 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 the potential 600 dwellings at the strategic site.

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,

Sent on behalf of Kevin Bown, Spatial Planning Manager Area 4

Richard Franklin

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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 22 December 2017 13:03

To: Planning SE

Subject: #4269 Planning Consultation on: Y/92/17/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/92/17/OUT

Registered: 20th December
2017

Site Address: Land east of Drove Lane Yapton BN18 0EB

Grid Reference: 497380 103194

Description of Works: Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.

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 01903 737619.

Regards
Planning Officer

consultee_email

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