

Ronnie McGregor

From: Amanda Scholes on behalf of Planning.Responses
Sent: 02 March 2018 10:14
To: Planning Scanning
Subject: FW: Y/91/17/OUT & Y/92/17/OUT
Attachments: RE: Draft: RE: #4269 Planning Consultation on: Y/92/17/OUT; 20180301 HEPR - Y_91_17_OUT_Land at Bilsham Road.pdf; 20180301 HEPR - Y_92_17_OUT_Land east of Drove Lane.pdf; PROPOSED EXTENSION TO A27 YAPTON LANE RIGHT TURN.PDF

From: Franklin, Richard [mailto:Richard.Franklin@highwaysengland.co.uk]
Sent: 01 March 2018 12:46
To: Planning.Responses; David Easton
Cc: 'transportplanning@dft.gsi.gov.uk'; growthandplanning; Planning SE; Bowie, David; Cleaver, Elizabeth
Subject: RE: Y/91/17/OUT & Y/92/17/OUT

For the attention of: David Easton

Sites:

Land at Bilsham Road, Yapton; and

Land east of Drove Lane, Yapton, BN18 0EB

Developments:

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; and

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.

Planning Application Nos:

Y/91/17/OUT; and

Y/92/17/OUT.

Highways England Refs:

HAMIS 80287; and

HAMIS 80079.

Dear Mr Easton,

Thank you for your consultations of 22nd December 2017 and 17th January 2018 regarding the above applications.

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.

As outlined in my email of 8th January 2018 (attached), 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, Highways England are content for this quantum of development to come forward across the two sites.

As provided in your email below, the applicant has now undertaken further assessment to demonstrate that the combined 550 dwellings proposed across the two sites can be achieved with the improvements to the A27 / Yapton Lane junction in place as proposed in planning application WA/ 44/17/OUT - Land East of Tye Lane, Walberton (attached) without detriment to the safe and efficient operation of the Strategic Road Network.

As such, please find our formal response to each application attached recommending that a planning condition is attached to any planning permission granted, specifying that no more than 199 dwellings may be occupied at each site (i.e. 398 dwellings across the two sites) until the improvements to the A27 / Yapton Lane junction as proposed in planning application WA/ 44/17/OUT (Land East of Tye Lane, Walberton), or other works to the same effect, have been completed and opened to all traffic.

Should you have any queries regarding this response, please contact us.

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

From: David Easton [<mailto:David.Easton@arun.gov.uk>]

Sent: 14 February 2018 13:07

To: Franklin, Richard

Cc: Bowie, David; Cleaver, Elizabeth

Subject: Y/91/17/OUT & Y/92/17/OUT

Dear Richard,

I have received the attached Technical Note concerning the 'Sensitivity Assessment of Development Impact on A27/Yapton Lane' in response to Highways England Consultation response to both Y/91/17/OUT and Y/92/17/OUT.

I would be grateful if you could please provide a response to both of these applications given this additional documentation.

Please let me know if you require any further information.

Yours Sincerely,
David Easton

David Easton | Principal Planning Officer, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF

Internal: 37619 | External: +44 (0) 1903 737619 | E-mail: David.Easton@arun.gov.uk

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DX 57406 Littlehampton

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<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

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Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Simon Jones (Divisional Director),
Network Delivery and Development
South East Region
Highways England.
PlanningSE@highwaysengland.co.uk

To: Arun District Council (FAO: David Easton)
planning.responses@arun.gov.uk

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: Y/91/17/OUT

Location: 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.

HEPR Ref: 80287

Referring to the notification of a planning application dated 17 January 2018 referenced above, in the vicinity of the A27 that forms part of the Strategic Road Network, notice is hereby given that Highways England's formal recommendation is that we:

- ~~a) offer no objection~~
- b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~

Highways England Planning Response (HEPR 16-01) January 2016

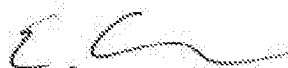
~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B (covering access to the SRN) is not relevant to this application.¹

HIGHWAYS ENGLAND (“we”) have 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 we work 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.

This represents Highways England’s formal recommendation (prepared by the Area 4 Spatial Planning Team) and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority disagree with this recommendation they must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

Signature: 	Date: 1 March 2018
Name: Elizabeth Cleaver	Position: Assistant Spatial Planning Manager
Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	
Elizabeth.Cleaver@highwaysengland.co.uk	

¹ Where relevant, further information will be provided within Annex A.

Annex A Highways England recommended Planning Conditions

We recommend that the following condition be attached to any permission granted:

- 1) No more than 199 dwellings may be occupied within the development hereby permitted until such time as the improvement works at the A27 / Yapton Lane junction 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 (or such other scheme of works substantially to the same effect, as may be approved in writing by the local planning authority (who shall consult with Highways England)), has been completed and opened to all traffic.

Reason: This is to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Simon Jones (Divisional Director),
Network Delivery and Development
South East Region
Highways England.
PlanningSE@highwaysengland.co.uk

To: Arun District Council (FAO: David Easton)
planning.responses@arun.gov.uk

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: Y/92/17/OUT

Location: 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.

HEPR Ref: 80079

Referring to the notification of a planning application dated 22 December 2018 referenced above, in the vicinity of the A27 that forms part of the Strategic Road Network, notice is hereby given that Highways England's formal recommendation is that we:

- ~~a) offer no objection~~
- b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~

Highways England Planning Response (HEPR 16-01) January 2016

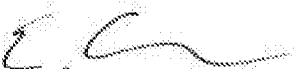
~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B (covering access to the SRN) is not relevant to this application.¹

HIGHWAYS ENGLAND (“we”) have 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 we work 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.

This represents Highways England’s formal recommendation (prepared by the Area 4 Spatial Planning Team) and is copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority disagree with this recommendation they must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

Signature: 	Date: 1 March 2018
Name: Elizabeth Cleaver	Position: Assistant Spatial Planning Manager
Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	
Elizabeth.Cleaver@highwaysengland.co.uk	

¹ Where relevant, further information will be provided within Annex A.

Annex A Highways England recommended Planning Conditions

We recommend that the following condition be attached to any permission granted:

- 1) No more than 199 dwellings may be occupied within the development hereby permitted until such time as the improvement works at the A27 / Yapton Lane junction 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 (or such other scheme of works substantially to the same effect, as may be approved in writing by the local planning authority (who shall consult with Highways England)), has been completed and opened to all traffic.

Reason: This is to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.



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From: Franklin, Richard <Richard.Franklin@highwaysengland.co.uk>
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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Web: www.highwaysengland.co.uk

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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