

**Developments Affecting Trunk Roads and Special Roads
Highways Agency Response to an Application for Planning Permission**

From: Divisional Director, Network Delivery and Development, South East, Highways Agency.

To: Arun District Council

Council's Reference: Y/93/14/OUT

Referring to the notification of a planning application dated 21 November 2014, your reference Y/93/14/OUT, in connection with the A27, Land North of Yapton C of E Primary School, North End Road, Yapton, BN18 0DU, for Outline application with some matters reserved for the erection of 40 dwellings each with a garage and / or parking space, together with the means of access off North End Road, notice is hereby given under the Town and Country Planning (Development Management Procedure) (England) Order 2010 that the Secretary of State for Transport:-

- a) ~~offers no objection;~~
- b) ~~advises that planning permission should either be refused, or granted only subject to conditions~~
- c) directs conditions to be attached to any planning permission which may be granted;
- d) ~~directs that planning permission is not granted for an indefinite period of time;~~
- e) ~~directs that planning permission not be granted for a specified period (see Annex A).~~

Signed by authority of the Secretary of State for Transport

Date: 12 December 2014	Signature:
Name: Elizabeth Cleaver	Position: Assistant Asset Manager
The Highways Agency: Federated House, London Road, Dorking, Surrey, RH4 1SZ	

Annex A

Condition(s) to be attached to any grant of planning permission:

- 1) No development shall take place until a detailed scheme of highway works has been submitted to and approved in writing by the local planning authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport). The works shall comprise a staggered junction ahead sign to diagram number 507.1 of the Traffic Signs Regulations and General Directions 2002 (TSRGD) on the westbound approach to the A27 junction with Yapton Lane. The sign shall have a height of 1.20 metres, be erected between 245 and 305 metres in advance of the hazard, have clear visibility of 105 metres and be supported on a yellow backing board. In addition, at the end of the A27 right turn lane into Yapton Lane, the priority arrangement shall be highlighted by the provision of additional "Give Way" signs and road markings to diagram number 602 and 1023 of the TSRGD. No dwelling in the development hereby permitted shall be occupied until the scheme approved by the local planning authority has been completed in full.
- 2) No works shall commence on site until a Construction Management Plan, to include details of numbers and routeing of construction vehicles, has been submitted to and approved in writing by the Local Planning Authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport). The construction of the development shall be carried out in accordance with the approved Construction Management Plan unless otherwise agreed in writing by the Local Planning Authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport).

Reason(s) for the direction given at b), c) or d) overleaf and the period of time for a direction at e) when directing that the application is not granted for a specified period:

- 1) 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.
- 2) To ensure that construction of the development does not result in avoidable congestion on the A27 Trunk Road, 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.

The Highways Agency 'Informative' dated 12/12/2014 in respect of planning application Y/93/14/OUT relating to the development known as Land North of Yapton C of E Primary School is attached and should be appended to any subsequent planning permission.

Informative, 12-12-14, Y/93/14/OUT

This development involves work to the public highway that can only be undertaken within the scope of a legal Agreement between the applicant and the Secretary of State for Transport. Planning permission in itself does not permit these works. It is the applicant's responsibility to ensure that before commencement of any works to the public highway, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the Asset Development Manager A27, West Sussex, Highways Agency, Federated House, London Road, Dorking, Surrey RH4 1SZ. Email ha_info@highways.gsi.gov.uk Tel 0300 123 5000