

[REDACTED]

From: Bown, Kevin [REDACTED]
Sent: 21 October 2020 16:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
[REDACTED]

Subject: FAO Case officer Simon Davis: Highways England response (our ref 89322#11455) re application Y/98/20/PL Bonhams Field, Main Road, Yapton, BN18 0DX

For attention of: Simon Davis

Site: Bonhams Field, Main Road, Yapton, BN18 0DX

Proposal: Erection of 75 No. dwellings with associated parking, public open space & the creation of a new vehicular access.

Your Reference: Y/98/20/PL

Highways England's Reference: 89322#11455

Dear Mr Davis,

Thank you for your email of 30 September consulting Highways England on the proposal referenced above, seeking a response no later than 29 October.

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 particularly the A27 in the vicinity of Yapton.

Having reviewed the application documents, we are satisfied that the development proposals can be achieved, subject to a condition (delivery of safety led improvement at A27/ Yapton Lane by this application solely or in conjunction with other permitted developments), without materially affecting the safety, reliability and / or operation of the SRN (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10, and MHCLG NPPF2019, particularly paragraphs 108 and 109), in this location and its vicinity.

Accordingly, I attach our formal conditional response for your attention.

Please note that while Highways England announced the preferred route for the Arundel Bypass on 15th October, we consider that the A27/Yapton Lane right turn lane improvement is still required in advance of the Arundel Bypass / in the event that the Arundel Bypass does not come to fruition.

If you or the applicant have any queries regarding our response, please contact us

[REDACTED]

Regards,

Kevin Bown BSc(Hons) MPhil CMS MRTPI Spatial (Town) Planning Manager
Spatial Planning Team, South East Region Operations Directorate

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | GU1 4LZ

[REDACTED]

Web: <http://www.highways.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.

We are mindful that everyone is different and everyone's circumstances may be different. We are sharing the following NHS principles

- People are not 'working from home', they are 'at their home during a crisis trying to work'
- People's physical, mental and emotional health are far more important than anything else at present
- If people are currently less productive they should not try to compensate by working longer hours
- People should be gentle on themselves and others, not judging based on how they/ others are coping
- Individual and team success is not to be based on 'normal times' expectations

Safe roads, reliable journeys, informed travellers

Highways England: operating, maintaining and improving the strategic road network in England.

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.

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> | info@highwaysengland.co.uk

Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Nicola Bell (Regional Director, South East)
Operations Directorate
South East Region
Highways England
[REDACTED]

To: Arun District Council (FAO Case Officer: Simon Davis)
planning.responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: Y/98/20/PL

Location: Bonhams Field, Main Road, Yapton, BN18 0DX.

Proposal: Erection of 75 No. dwellings with associated parking, public open space & the creation of a new vehicular access. This application affects the character & appearance of the Main Road/Church Road Conservation Area & affects the setting of listed buildings.

Highways England Reference: 89322#11455

Referring to the planning application referenced above received by Highways England on 30 September 2020, in the vicinity of the A27 near Yapton 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 a condition should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Condition);
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B (covering new 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 made available to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority disagree with any recommendation made under b), c) or d) above, the application must not be determined before they have:

- i) **informed Highways England; and**
- ii) **consulted the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via** 

Signature:



Date: 21 October 2020

Name: Kevin Bown

Position: Spatial Planning Manager



Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ

¹ Where relevant, further information will be provided within Annex

Annex A

Highways England recommended Planning Condition

We recommend that the following conditions be attached to any permission granted in connection with application Y/98/20/PL:

Condition: Strategic Road Network Mitigation Scheme

1. Prior to the occupation of 60 dwellings within the permitted development, the improvement works at the A27 / Yapton Lane junction shall be completed and open to the travelling public 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.

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.

Informative: This condition has been applied to several proposals in the vicinity of the A27/Yapton Lane junction. Highways England would encourage all developers to work together to deliver the required safety led improvement to the junction, rather than each waiting for another party to reach its trigger point. By working together, their respective costs can be reduced and a benefit to road users achieved.

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 (and at no cost to Highways England). Works to the public highway will normally require an agreement, under Section 278 of the Highways Act, with Highways England.

Advice on this matter can be obtained from the Spatial Planning Team, Highways England, Bridge House, Walnut Tree Close, Guildford, Surrey, GU1 4LZ. Email

