



From: Cleaver, Elizabeth [REDACTED]
Sent: 29 January 2014 14:56
To: Cian Cronin
Subject: Y/99/13/ Land to the north and east of St Mary's Church, Yapton

Thank you for consulting the Highways Agency on this planning application. I attach our response.

Yours faithfully,

Elizabeth Cleaver, Assistant Asset Manager
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Highways Agency, an executive agency of the Department for Transport.

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TR110 (November 2011)An Executive Agency of
The Department for Transport**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 CouncilCouncil's Reference: Y/99/13/

Referring to the notification of a planning application dated 8 January 2014, your reference Y/99/13/, in connection with the A27, at Land to the North & East of St Marys Church, Yapton, for 10.5 hectares of residential development (comprising up to 250 dwellings together with ancillary open space and landscaping), 14.9 hectares of public open space development to be laid out as public parkland and landscaped green corridors, vehicular access from Ford Lane, 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).

*(delete as appropriate)***Signed by authority of the Secretary of State for Transport**

Date: 29 January 2014	Signature: 
Name: Tim Lyver	Position: Service Delivery Team Leader
The Highways Agency: Federated House, London Road, Dorking, Surrey RH4 1SZ	

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

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:

Planning permission shall not be granted for a period of 56 days expiring 26 March 2014. This is to allow time for the applicant to provide the information requested in the Highways Agency's letter of 29 January 2014.



HIGHWAYS AGENCY

Safe roads, reliable journeys, informed travellers

Our ref:
Your ref: Y/99/13

Mr C Cronin
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Elizabeth Cleaver
Federated House
London Road
Dorking RH4 1SZ

Direct Line: 01306 878605

29 January 2014

Dear Mr Cronin

Thank you for consulting the Highways Agency on this application for 10.5 hectares of residential development (comprising up to 250 dwellings), 14.9 hectares of public open space development with vehicular access from Ford Lane.

The Highways Agency is an executive agency of the Department of Transport. We are responsible for operating, maintaining and improving England's strategic road network on behalf of the Secretary of State for Transport. In the case of Arun, this relates directly to the A27. Consequently, we would be concerned if any material increase in traffic were to occur on these sections of the SRN as a result of development without carefully considered mitigation measures. In relation to this proposal, we are concerned with the safe and efficient operation of the A27 / B2132 Yapton Lane junction.

We have the following comments on the Transport Assessment submitted in support of this application.

Traffic Data

Traffic surveys have been undertaken which also includes queue length information on the A27 with Yapton Lane junction. This shows that currently maximum queuing in any five minute period is recorded as 13 vehicles on the A27 Arundel Road (east bound), the right turn lane to Yapton Lane.

Road Safety Study Area - Accident Data

No accident data has been provided for the A27 with Yapton Lane junction. Please could you ask the applicant to provide accident data for the last five years?

Junction Modelling

Paragraph 6.11 of the Transport Assessment in summary states there is no material impact predicted at the A27 / Yapton Lane junction and therefore no assessment is undertaken. Regardless of this statement, paragraph 6.12 states the consultants have consulted Transport Research Laboratory (TRL) on the method or possibility of assessment of the left merge on to the A27 from Yapton Lane and are not able to

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accurately model this junction. However there is no mention of the possibility of modelling the right turn lane from the A27 to Yapton Lane. This is a give way junction and traffic has to cross 2 lanes of fast moving traffic and a left turn lane to Yapton Lane from A27 (west bound). We therefore request that this part of the junction is modelled.

Although the traffic generated by this proposal may not be material, the cumulative effect of the other committed development should be assessed. Therefore, we request the following assessment should be carried out for the A27 (east bound) movement to Yapton Lane;

- Base (existing) assessment
- Opening Year – to include with / without development
- Future Year – to include with/ without development

In order for the Highways Agency to come to a view on this proposal we will require the information requested above. I therefore attach the Agency's Form TR110 directing that planning permission should not be granted for a period of 56 days to allow time for the applicant to provide the information requested.

I hope the above is useful in setting out the Agency's requirements in order to be able to consider this application. Please do not hesitate to contact me should you wish to discuss further.

Yours sincerely



Elizabeth Cleaver
NDD South East Asset Development



