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Save the environment - think before you print.

**From:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>  
**Sent:** 15 July 2020 08:51  
**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>  
**Subject:** FW: A/76/20/PL - Land at Dappers Lane

Please upload onto Ocella the email trail below which is a **representation** objecting to the Dappers Lane development (**A/76/20/PL**) on highway grounds.

Thanks,

Michael

**Michael Eastham**  
Principal Planning Officer,  
Planning Department

**T:** 01903 737772  
**E:** [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)

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**From:** Michael Eastham  
**Sent:** 15 July 2020 08:12  
**To:** mark ayling [REDACTED]  
**Subject:** FW: A/76/20/PL - Land at Dappers Lane

Janice,

I have received the following response from the Local Highway Authority regarding your comments about the refusal of the planning application **A/55/16/PL** on a site almost opposite the proposed new development on Dappers Lane.

Regards,

Michael

**Michael Eastham**  
Principal Planning Officer,  
Planning Department

**T:** 01903 737772

**E:** [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)

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**From:** Stephen Gee [REDACTED]  
**Sent:** 15 July 2020 08:06  
**To:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>  
**Subject:** RE: A/76/20/PL - Land at Dappers Lane

Michael,

As you will be aware each application is assessed on its own merits. In looking at the highway response provided for A/55/16/PL (a nursery), the reason for refusal is based on the lack of information (no speed survey) provided to establish if a safe access could be provided.

Application ref A/76/20 has provided speed surveys and provides a suitable access with appropriate visibility splays. Pedestrian access is also available via improvements to the PRow network and as such would address the sustainability concerns also raised.

Regards

Stephen

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**From:** mark ayling [REDACTED]  
**Sent:** 14 July 2020 23:19  
**To:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>  
**Subject:** A/76/20/PL - Land at Dappers Lane

Hi Micheal

please would you confirm that the many objections/concerns relating to Local Highway Safety will be forwarded to WSCC for consideration as the response from Stephen Gee contradicts the objection by Dominic Smith of WSCC Strategic Planning made in relation to Planning Application A/55/16/PL (site almost opposite the proposed new development).

Dappers Lane has not changed since May 2016 except for deterioration due to water erosion and the two new developments at Merry England and Crete Nurseries which are not yet complete and therefore the expected additional traffic has not yet affected highway safety.

The only access for vehicles entering or leaving the proposed new development is Dappers Lane and the consultation from Dominic Smith realises the safety implications of vehicles and pedestrians travelling North and found the site contrary to paragraph 32 of the National Planning Policy Framework and objective 1.2.1 of the WSCC Local Transport Plan (2011-2026) by virtue of ' (ii) Dappers Lane, from the change in speed limit approximately 150m to the south of the site and continuing north is unsatisfactory to serve the proposed development by reason of its inadequate width and forward visibility, and the proposal would be likely to generate additional traffic that would lead to conditions detrimental to highway safety'.

Regards, Janice.

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DX 57406 Littlehampton

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