

[REDACTED]

From: Simon Davis

Sent: 09 March 2022 12:44

To: Lisa Jackson [REDACTED]

Cc: Tom Moloney [REDACTED] Nick Billingham [REDACTED] Andrew Tice

[REDACTED] Jacintha Carty [REDACTED]

Subject: RE: A361 - Lamb Field

Dear Lisa,

You may wish to note that in the past National Highways have raised concerns with us that we only consult them on major developments and so they are not made aware of some schemes of less than 10 dwellings that may impact on the junction.

The following was received from NH in response to Y/19/21/PL (Clays Farm, North End Road, Yapton) in March last year:

"The supporting TA to this application advises that Highways England did not comment upon application no. Y/121/19/PL - The Steddles, North End Road, Yapton BN18 0DT for a net 10 extra dwellings. Having checked our filing system, Highways England have no record of being consulted on this application? Bearing in mind the known sensitivity of the A27 Yapton Lane right turn I am surprised to find that we have not been consulted. This additional development will add to the cumulative impact at the A27 junction in addition to the other permitted developments. Had Highways England been consulted we would have recommended that there would no occupancies of the development permitted ahead of the required safety works to the A27 Yapton Lane right turn."

As such, National Highways may want to have additional schemes (not requiring a TA/TS) included in the assessment. Personally, I would suggest sending your list to them but also with the excel spreadsheet and asking them what threshold of dwelling numbers should be considered.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Lisa Jackson [REDACTED]
Sent: 08 March 2022 12:11
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Tom Moloney [REDACTED] Nick Billingham [REDACTED] Andrew Tice
[REDACTED] Jacintha Carty [REDACTED]
Subject: Fwd: A361 - Lamb Field

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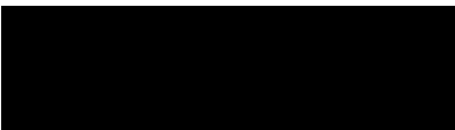
Dear Simon

Please see the email from our Transport Consultant. I believe this represents a rational basis for calculating the impact on the A27/ Yapton Lane junction.

Can you please confirm in writing (as requested by National Highways) that this is indeed the correct list of committed developments for this exercise.

Kind regards,
Lisa

Lisa Jackson MA, BSc MRTPI
Jackson Planning Ltd
Fox Barn, Lower Chute,
Andover, Hants, SP11 9DU



Begin forwarded message:

From: Thomas Moloney [REDACTED]
Subject: A361 - Lamb Field
Date: 8 March 2022 at 11:55:26 GMT
To: Lisa Jackson [REDACTED]
Cc: Nick Billingham [REDACTED] Jacintha Carty
[REDACTED]

Hi Lisa,

We've gone through the applications list provided by ADC and below is a list of the sites we believe accounts for all approved development that are likely to result in a direct impact on the A27 / Yapton Lane junction.

Our primary criteria for excluding sites were

- Any sites that did not provide a Transport Assessment / Statement or Traffic generation appraisal
- General location of the permitted sites and the distribution / assignment of traffic via the A27 / Yapton Lane Junction

In total the full permitted development list provided by ADC included a total of 2340 dwellings.

App Ref:	No. Units	Site
BN/43/16/PL	95	Angels Nursery Yapton Road Barnham
BN/28/17/RES	38	Rear of The Lillies Yapton Road Barnham
CM/1/17/OUT	300	Land West of Church Lane & South of Horsemere Green Lane Climping
WA/95/18/RES	175	Land East of Tye Lane Walberton
Y/71/20/RES	38	Land North of Yapton C of E Primary School North End Road
Y/98/18/RES	108	Land off Burndell Road Yapton
Y/63/19/RES	56	Bonhams Field Main Road Yapton
Y/82/20/RES	100	Land to the South of Ford Lane East of North End Road Yapton
Y/146/20/RES	45	Land at Street Buildings North End Road Yapton
Y/92/17/OUT	300	Land east of Drove Lane Yapton
Y/91/17/OUT	250	Land at Bilsham Road Yapton
Y/4/19/RES	51	Cinders Nursery & Land R/O Cinders Lane Yapton
Y/26/20/RES	19	Land at Southern end of Cinders Lane Yapton
Y/72/20/RES	70	Land at Stakers Farm North End Road Yapton
Y/83/19/OUT	33	Clays Farm North End Road Yapton
TOTAL	1678	

In total therefore 662 dwellings have been discounted from the list.

If ADC could confirm in writing that they are content with the above that would be a great help.

My colleague is currently working on pulling together all the data to create a revised committed traffic baseline from the documents available on the planning portal which we will issue to National Highways in due course.

Many thanks

Tom

Mr Thomas Moloney MCIHT
Senior Consultant

Abley Letchford Partnership Ltd
Consulting Engineers

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Hungerford, RG17 0YT

