

[REDACTED]

From: Simon Davis
Sent: 28 June 2022 17:31
To: Lisa Jackson [REDACTED]
[REDACTED]

Subject: RE: National Highways response: Y/3/22/OUT, Land West of Bilsham Road, Yapton

Dear Lisa,

Thanks for your email which I have discussed with my Team Leader. We are not prepared to put this on the Committee agenda without NH having first withdrawn their objection otherwise we leave ourselves open to criticism if we have then pull the application from the agenda again. If NH withdraw their objection on or before Thursday then there is a chance it can make it but the Ctte agenda close is this Friday and this cannot be extended. I am out on site visits all day Friday so cannot make any changes to the report after the end of Thursday.

Regarding your other email, the Tye Lane appeal is being dealt with by the East Team Leader Juan Baeza and I have asked him about this document but if it is not on the website, then I would suggest that we haven't yet received it. You may wish to ask the appellant or their consultants.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun is a CIL Charging Authority. for more information go to www.arun.gov.uk/cil
Sign up to our newsletter [here](#)



From: Lisa Jackson [REDACTED]
Sent: 28 June 2022 12:57
To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]

Subject: Re: National Highways response: Y/3/22/OUT, Land West of Bilsham Road, Yapton

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Simon,

I note your two emails and believe we can resolve this prior to the July Committee.

I refer to the response received from National Highways yesterday. I have spoken to our highway's consultant, and they will make a substantive response to the points raised and issue by Thursday.

In short, we believe the requests are disproportionate to the impacts of the development and cannot in any sense be considered to create a severe impact on the highway network in terms of the NPPF.

The assessments undertaken are extremely robust taking account of development that have yet to receive planning consent as well there being an approved improvement scheme for the junction (Walberton scheme) that increases the storage capacity of the right turn lane to c.35 cars which is more than sufficient to accommodate the very modest increase in vehicles generated by the proposed development.

The requests by NH are disproportionate to the impacts given existing daily fluctuation in flows at this junction.

In relation to the specific actions requested by NH.

1. The additional data on the personal injury collision data will do nothing to add to the assessment already provided that demonstrates that the causation factors are all driver error or external influences, with all reported collisions occurring in dry weather conditions and outside of the AM / PM peak periods. In addition, no shunt type collisions were reported because of queues in the right turn lane. The additional development traffic (which is much less than normal daily variations) will not make this junction less safe than it is now.

2. While NH have requested the traffic models be updated to include the committed mitigation scheme, our transport consultant has confirmed that the geometry assessed and submitted to NH did in fact already include the mitigation scheme. So this request is in error.

Regardless of this however, whether the existing or improved geometry is used will not have an impact on the traffic model results as the improvement is for safety only and does not improve the capacity performance of the junction. Furthermore, the hypothetical analysis using a Poisson calculation is of limited relevance or value as the assessments are undertaken using a 'worst-case' 1-hour traffic profile (i.e. greater demand during the middle of the modelled hour) and does not reflect the real-world daily variation of traffic arrivals at the junction throughout the peak hour. Given this daily variation is not within the control of the applicant it goes beyond the scope of the requirements of the NPPF for a developer to reasonably mitigate against a 'severe' impact from the effects of the development.

3. The same answer as above applies here. Our assessment at 2024 and 2031 considers the appropriate mean queue value which is the accepted approach. It is not for the applicant to deal with variations in daily traffic flows, this would be an unreasonable approach.

In the light of our confidence that NH will withdraw their holding objection we would request that you include the application on the July agenda as we confident that by the time the committee meeting takes place the issues will be fully resolved.

It would be wholly unreasonable to refuse the application under delegated powers as the requests of National Highways have been fully addressed by the applicant. The continuous additional demands by NH are not proportionate to the impact of the development and neither are the delays to respond reasonable. I

would urge you to press NH for a meeting to prevent this back and forth on matters that could be easily resolved by dialogue.

Kind regards,
Lisa

Lisa Jackson MA, BSc MRTPI
Jackson Planning Ltd

NOTE NEW ADDRESS FROM 27/05/22

Sanderling, Swannaton Road
Dartmouth, DEVON TQ6 9RL



On 28 Jun 2022, at 12:30, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Lisa,

Further to the below, having now discussed with my team leader, we cannot put this on the July Ctte agenda. Furthermore, we need to have everything finalised by the 3rd August so we can take it to the August Ctte (24/08/22) otherwise we will be under pressure to refuse the application under delegated powers. I know it is not the fault of your client but we cannot have this application hanging around and we cannot put it on the agenda if then have to withdraw it from the agenda again.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place
<[image002.jpg](#)>
T: 01903 737874
E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil
Sign up to our newsletter [here](#) <[image004.jpg](#)> <[image006.jpg](#)> <[image008.png](#)> <[image010.jpg](#)>

From: Simon Davis
Sent: 28 June 2022 11:01

To: Lisa Jackson [REDACTED]

Subject: FW: National Highways response: Y/3/22/OUT, Land West of Bilsham Road, Yapton

Dear Lisa,

I assume you have seen this response. I can't see how this will be ready for Ctte by 20/07/22 given the information they request but please advise?

Simon J Davis MRTPI

Principal Planning Officer

Directorate of Place

<image002.jpg>

T: 01903 737874

E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

To register to receive notification of planning applications in your area please go

to <https://www1.arun.gov.uk/planning-application-finder>

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

Sign up to our newsletter [here](#) <image016.jpg> <image017.jpg> <image008.png> <image010.jpg>