

[REDACTED]

From: Bowie, David [REDACTED]
Sent: 19 July 2022 16:53
To: Thomas Moloney <>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>; Planning SE [REDACTED]; Lisa Jackson <>; Cleaver, Elizabeth [REDACTED]; Ngobi, Diana [REDACTED]; [REDACTED] Bown, Kevin [REDACTED]; SouthEast [REDACTED] Spatial Planning [REDACTED]
Subject: RE: National Highways response: Y/3/22/OUT, Land West of Bilsham Road, Yapton

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For attention of:	Mr Thomas Moloney
Site:	Land West of Bilsham Road Yapton
Proposal:	Hybrid Application comprising of: Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved) and Full application for Phase 1 for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works. This application is a Departure from the Development Plan and is in CIL Zone and is CIL Liable as new dwellings.
Your Reference:	Y/3/22/OUT
National Highways' Reference:	93768 #17191(SB379)

Dear Tom,

Thank you for your responses to my colleague Elizabeth Cleaver on 28 June and 1 July 2022 regarding the proposed development at the Land West of Bilsham Road, Yapton (Ref: Y/3/22/OUT). As Elizabeth is currently away from the office until early September your communications have been passed to me for consideration and response as I work with Elizabeth covering the Sussex Area.

We have received your technical note A361-TN008 and associated plans following our earlier correspondence with yourself and Arun District Council regarding the detail of the Transport Assessment and subsequent technical notes A361-TN005 and A361-TN007 Rev A.

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.

As such, we will be concerned with plans or proposals that have the potential to impact on the safe, reliable and efficient operation of the SRN, in this case, particularly the A27/Yapton Lane junction.

We have reviewed the further information supplied in your Technical Note prepared in response to the actions raised within our NHPR dated 27 June 2022 and have set out below where information remains outstanding in order for us to fully assess the impacts on the Strategic Road Network (SRN).

Traffic Impact Assessment

You set out that as the developments bearing reference numbers BN/28/17/RES and Y/71/21/OUT have been refused (38 and 71 units respectively), this has now been taken into account in the updated traffic modelling analysis. We accept the *principle* of this.

However, rather than adjusting the housing figures within TEMPRO, we observe that the entire TEMPRO figure has been deducted from the calculation. The TEMPRO calculations therefore need to be re-visited removing only committed developments that are modelled separately or represent BN/28/17/RES and Y/71/21/OUT.

ACTION: The TEMPRO calculation needs to be revised so that as per usual practice, only committed developments modelled separately are removed. In this case, we accept that allowance for BN/28/17/RES and Y/71/21/OUT may also be removed. If this results in a different percentage deduction from that set out in technical note 008, the associated queue length calculations and models will need to be updated accordingly.

Mitigation Scheme

We observe that the model outputs for the improvement scheme layout have only been provided for the PM peak period; the outputs for the AM peak period also need to be provided so that the general performance of the improved junction in this period can be verified.

ACTION: AM peak model files for the improvement scheme layout as shown on drawing number ITB11324-GA-014 Revision C need to be provided.

Conclusion

Having reviewed the additional information, we observe that many of our previous comments have been satisfactorily responded to, however before we can reach a final view on this application, we require the further information/clarifications as set out above.

At this time given the further outstanding information required, our NHPR response of 23 May 2022 recommending that planning permission should not be granted for a period of 3 months remains appropriate.

We look forward to continuous engagement with the project and being consulted as the proposals develop.

If you or others have any questions regarding our response, please contact us at

Kind regards

David

David Bowie

Area 4 Spatial Planning Manager (Acting)

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From: Thomas Moloney <>

Sent: 01 July 2022 12:55

To: Cleaver, Elizabeth

Cc: Simon.Davis@arun.gov.uk; Planning SE; Bowie, David

Lisa Jackson <>

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

Dear Elizabeth,

Further to my previous email regarding the Collision record details and right turn storage length, please see attached a new Technical Note setting out the detailed queue length analysis of the 2024 PM peak scenarios, as requested.

I trust this now covers off all items raised however if you would like to discuss any elements of the assessment, please do not hesitate to contact me.

Kind Regards

Tom

Mr Thomas Moloney MCIHT

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