

From: Simon Davis
Sent: 22 July 2022 13:48
To: Lisa Jackson [REDACTED]
Subject: RE: National Highways response: Y/3/22/OUT, Land West of Bilsham Road, Yapton

Hi Lisa,

Noting the minor nature of the requests and the fact that the NH 3 month holding direction expires on 23/08 which is the day before the August Ctte, we are happy to put this on the agenda. Note that the agenda close is the 5th August so please ensure we have at least seen your response back to NH before the close.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer, Directorate of Growth
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>



From: Lisa Jackson [REDACTED]
Sent: 20 July 2022 10:37
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Andrew Tice [REDACTED] Jacintha Carty [REDACTED] Tom Moloney [REDACTED] Nick Billingham [REDACTED] Anna Harper [REDACTED]

[REDACTED]
Subject: Fwd: 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

Further to the email from David Bowie regarding the NH response to the above application I have discussed this with our transport consultants and make the following observations.

NH say that most of the previous comments have been satisfactorily responded to, we believe this is because the proposal does not create a significant or safety impact on the strategic network. Whilst NH are still currently maintaining their holding objection we have every expectation that this will now be removed as the two remaining points are not fundamental to the issue of safety of the A27. I say this because:

1. Traffic Impact Assessment - Temprow calculation - the information NH are requesting is academic (and has been provided previously) as the impact is not significant. This is only an exercise to look at the figure in a different format and it does not change the overall outcome.
2. Mitigation Scheme - The AM peak was not previously raised by NH as a concern as this is about the queue in Yapton Lane (not the A27) the latter would be the remit of WSCC (who have raised no objection). We are confident that this issue would not justify the holding objection by NH.

Our transport consultants are addressing both points and will respond to NH shortly.

Given we anticipate that the holding objection will now be removed I hope this gives you confidence to include the planning application on the August committee agenda.

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

[REDACTED]
Begin forwarded message:

From: "Bowie, David" [REDACTED]

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

Date: 19 July 2022 at 16:52:52 BST

To: Thomas Moloney <[REDACTED]>

Cc: "Simon.Davis@arun.gov.uk" <Simon.Davis@arun.gov.uk>, Planning SE

[REDACTED], Lisa Jackson [REDACTED]

"Cleaver, Elizabeth" [REDACTED], "Ngobi, Diana"

[REDACTED], "Bown, Kevin"

[REDACTED], Spatial Planning
[REDACTED]

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 [REDACTED]

Kind regards

David

David Bowie

Area 4 Spatial Planning Manager (Acting)

[REDACTED]

National Highways | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Web: <http://www.highwaysengland.co.uk>