

Rebecca Payne

From: Simon Davis
Sent: 22 August 2022 18:19
To: Planning Scanning
Subject: FW: FAO Messrs Simon Davis (Arun) and Tom Maloney (applicant's agent): National Highways Recommendation (our ref 93768 #17191) re application Y/3/22/OUT Land West of Bilsham Road Yapton

Application Correspondence "With Nat Highways"

From: Simon Davis
Sent: 22 August 2022 18:19
To: Bown, Kevin <Kevin.Bown@nationalhighways.co.uk>
Cc: Planning SE <planningse@nationalhighways.co.uk>; Spatial Planning <SpatialPlanning@nationalhighways.co.uk>; transportplanning@dft.gov.uk [REDACTED]
Subject: RE: FAO Messrs Simon Davis (Arun) and Tom Maloney (applicant's agent): National Highways Recommendation (our ref 93768 #17191) re application Y/3/22/OUT Land West of Bilsham Road Yapton

Dear Kevin,

Thanks for emailing this over in advance of our committee meeting.

I note that you state: *"Arun District Council should apply its Local Plan Policy (as set out in the Enterprise Bognor Regis Transport Review 2017) to, as appropriate, seek a contribution to A27 improvements arising from the cumulative impacts of all developments allocated and/or consented. The amount to be in accordance with the normal formula, indexation and criteria used."*

It is my understanding that the formula you refer to is for strategic Local Plan allocations. In respect of non-strategic developments, NH typically set out a specific contribution figure and also indicate which section or junction of the A27, the money is to be spent on. Can you do so for this. In case it is relevant, the applicants have already agreed to £266 per dwelling towards the A259 Comer Corner WSCC Improvement Scheme – I wonder if this would have any effect on the contribution level that you would seek. Are you able to advise before Wednesday afternoon?

Kind Regards

Simon J Davis MRTPI
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<https://www1.arun.gov.uk/planning-application-finder>





From: Bown, Kevin <Kevin.Bown@nationalhighways.co.uk>

Sent: 19 August 2022 14:05

To: Planning.Responses <Planning.Responses@arun.gov.uk>; [REDACTED]

[REDACTED] Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Planning SE <planningse@nationalhighways.co.uk>; Spatial Planning <SpatialPlanning@nationalhighways.co.uk>; transportplanning@dft.gov.uk

Subject: FAO Messrs Simon Davis (Arun) and Tom Maloney (applicant's agent): National Highways Recommendation (our ref 93768 #17191) re application Y/3/22/OUT Land West of Bilsham Road Yapton

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For attention of:	Mr Simon Davis		
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 #17593 (SB379)	#17048 #17191 #17236 #17263 #17460	

Dear Messrs Maloney and Davis,

As you are aware, National Highways has been engaged with the assessment of the above application for some time in its role as a statutory consultee. 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 were informed by Mr Davis on 1 August 2022 of the likelihood that the application would be reported to the Planning Committee on 24 August 2022. We committed to providing our substantive response by that date. We note that the application is, indeed, being so reported and have taken into account the Officer Report (p9-62)

<https://democracy.arun.gov.uk/documents/q1633/Public%20reports%20pack%2024th-Aug-2022%2014.00%20Planning%20Committee.pdf?T=10> . We also note that at p25 of the report, it is stated that any up-date response from us will be reported to the Committee.

We were also provided with updated information by Mr Maloney on 27 July 2022 (copy attached) that sought to provide evidence in support of the case they wished to put forward. It comprises technical note A361-TN009 and associated plans following our earlier correspondence with your council and the applicants agent regarding the detail of the Transport Assessment and subsequent technical notes A361-TN005, A361-TN007 Rev A, and A361-TN008.

We have very carefully assessed the updated information and weighed it in the balance with the requirements of national planning and transport policy (as set out in DfT C2/13, especially paras 8 to 11 and MHCLG NPPF2021, especially paras 110 to 113) and all other material considerations.

Having carried out this exercise, we are pleased to be able to enclose our Recommendation of No Objection subject to the attachment of two conditions to any planning permission granted (one of which regarding Construction Management Plan echoes the Committee Report wording). This replaces any previously submitted representations including the Holding Recommendation that was due to expire on 23 August 2022.

We appreciate that our response will arrive close to the Committee date, but do not believe it contains any matter that will come as a surprise to any party, as all the matters have previously been raised with the applicant and will be well known to Council Members, Officers and local communities.

However, if any party does have any queries, please contact us at planningse@nationalhighways.co.uk .

Regards

Kevin Bown BSc(Hons) MPhil CMS MRTPI Spatial (Town) Planning Manager
Spatial Planning Team, South East Region Operations Directorate
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