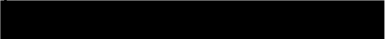


From: Jamie Brown 
Sent: 28 February 2019 10:58
To: Chris Sprules 
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/87/18/PL)

Dear Chris,

Thank you for your email in relation to planning application Y/87/18/PL and the impact this has upon the NCN 2 National Cycle Route. I share your desire to encourage people to use more sustainable modes of transport, and as you state, especially to help mitigate the impact of new development in this part of the County.

In relation to this specific planning application I note your points in relation to visibility from the Rookery Farm access and the nature of who has priority crossing the access. Unfortunately in this instance there is very little that can be done as a result of the planning application. The planning application is not considered to significantly increase the amount of movements through this junction and the proposals do not intend to make any changes to this existing access which is currently in use. Legislation is clear in that we can only ask for improvements where they meet the Community Infrastructure Levy (CIL) regulations, in that a contribution should only be requested where it is,

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In this instance given that the access is existing and that the likely impact of the development is not considered to significantly change the use of the access we would not be able to seek changes to the access or refuse the application on this basis.

With regards to the visibility around the junction given that this is on highway land at an existing access it is for the Highway Authority and not the developer to address any visibility issues. I have therefore passed your email and concerns onto the Arun Area Office. They

will investigate this and see whether any vegetation clearance can be undertaken to help improve visibility for road users in this location.

I trust you can see how and way we are approaching the application in the way we are. If you have any further questions then please do ask.

Regards

Jamie

Jamie Brown MCIHT| Senior Planner, County Highways, Planning Services, Economy, Planning, and Place Directorate

From: Chris Sprules
Sent: 23 February 2019 10:27
To: Simon.Davis@arun.gov.uk; Jamie Brown
Subject: Y/87/18/PL)

Dear Simon and Jamie

Y/87/18/PL Rookery Farm

I would be obliged if you could have a relook at this planning application and specifically its crossing of the A259 / NCN 2 National Cycle route. As you are aware we are desperately trying to build and encourage residents to use more sustainable transport especially given the massive increases in expected traffic levels from all the houses being built along this stretch of road.

At the moment there is an issue with sight lines and order of crossing priority. If this application is to go forward then this would be an ideal time to just correct these issues. Giving the Cycle route priority and improving the site lines would help immensely and whilst there may have been no reported incidents we have to remember that the route is new and near misses being mentioned to us are increasing.

Your assistance would be much appreciated

Chris

Chris Sprules
Group Coordinator Sustrans

Chichester Group (Emsworth to Littlehampton & Petersfield to Pulborough)
18 The Millers Yapton W Sussex BN18 0LE

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