

From: Michael Eastham
Sent: 22 May 2020 12:35
To: Planning Scanning
Subject: FW: BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham

Please scan and upload the email below from the applicant confirming that we have an extension of time (EoT) to determine discharge of condition application **BN/37/20/DOC** - Land Rear of Lillies, Yapton Road, Barnham to **Friday 5th June 2020**.

Thanks,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LE

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From: Zsuzsa Chynoweth <[REDACTED]>
Sent: 22 May 2020 12:32
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Richard Drury <richard.drury@matthew-homes.com>; Matthew Kail <Matthew.Kail@thrivearchitects.co.uk>; Chris Privett <Chris.Privett@thrivearchitects.co.uk>; Tom Griffin <tom.griffin@matthew-homes.com>; Carina Smith <c.smith@WoodsHardwick.com>; Paritosh Job <Paritosh@matthew-homes.com>
Subject: RE: BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham

Dear Michael

Thank you for this. That would be acceptable.

Kind regards

Covid-19 Working Procedures

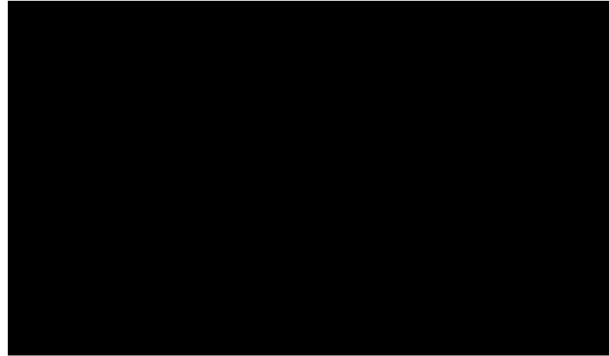
In line with Government advice, Thrive have been transitioning to working from home for most of the team. We have access to all our systems remotely and we continue to provide our clients with the support they need without interruption. We have a small core team in the office (working in segregated areas), to manage day to day essentials such as IT support, plotting and scanning large format drawings.

We are currently utilising Microsoft Teams, Zoom or Skype for remote video conferencing and meetings.

Our main landline number remains active and is diverted to our remote reception where messages can be taken and passed on. Emails remain the most efficient means of communication or calls directly to mobile numbers.



Zsuzsa Chynoweth BA (Hons) Arch
Senior Architectural Technician



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From: Michael Eastham [REDACTED]
Sent: 22 May 2020 11:41
To: Zsuzsa Chynoweth
Cc: Richard Drury; Matthew Kail; Chris Privett; Tom Griffin; Carina Smith; Paritosh Job
Subject: RE: BN/37/20/DOC - Land Rear of Lillies, Yaptan Road, Barnham

Dear Zsuzsa,

Please could I have an extension of time (EoT) to determine discharge of condition application BN/37/20/DOC - Land Rear of Lillies, Yaptan Road, Barnham to Friday 5th June 2020.

Kind regards,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, [Arun District Council](#) | Location: First Floor,
Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
[REDACTED]

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From: Zsuzsa Chynoweth [REDACTED]
Sent: 22 May 2020 10:02
To: Michael Eastham [REDACTED]
Cc: Richard Drury [REDACTED]; Matthew Kail [REDACTED]
Chris Privett [REDACTED]; Tom Griffin [REDACTED]; Carina Smith [REDACTED]; Paritosh Job [REDACTED]
Subject: RE: BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham

Dear Michael

I hope you are well.

Please may I request an extension for our application BN/37/20/DOC.

Your help is very much appreciated.

Kind regards

Covid-19 Working Procedures

In line with Government advice, Thrive have been transitioning to working from home for most of the team. We have access to all our systems remotely and we continue to provide our clients with the support they need without interruption. We have a small core team in the office (working in segregated areas), to manage day to day essentials such as IT support, plotting and scanning large format drawings.

We are currently utilising Microsoft Teams, Zoom or Skype for remote video conferencing and meetings.

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Zsuzsa Chynoweth BA (Hons) Arch
Senior Architectural Technician

[REDACTED]



Building 300, The Grange, Romsey Road, Michelmersh,
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From: Michael Eastham [REDACTED]
Sent: 23 April 2020 21:12
To: Paritosh Job
Cc: Zsuzsa Chynoweth; Richard Drury; Matthew Kail; Chris Privett; Tom Griffin; Carina Smith
Subject: FW: BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham

Dear Paritosh,

Please see the email below from Alison Meeus at WSCC.

Could you submit the amended plans for the discharge of condition application including the 3.0 metre wide cycle lane on Yapton Road, and undertake the Stage 1 RSA as requested.

Kind regards,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, [Arun District Council](#) | Location: First Floor,
Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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From: Alison Meeus <[REDACTED]>
Sent: 23 April 2020 18:13
To: Michael Eastham <[REDACTED]>
Subject: RE: BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham

Hi Michael,

Thank you for this.

I am unable to discharge the condition at this stage however I am able to send the developer a plan of the Angel Nursery S278 Plans, so once it is ready I will send it over to you.

Apparently these are well developed and I understand the implementation officer has already put them in touch with the designers for this site, so they will be aware.

In the meantime the applicant will need to amend this current discharge of condition application to include the 3m wide cycle lane on Yapton Road, and undertake the Stage 1 RSA as requested. One advantage during the current climate is that there is no requirement to undertake a site visit for a stage 1 RSA, so it should be very simple to get one done. We are following the guidance from highways England which I attach.

Once I have the revised submission I will make sure it gets my attention asap.

Kind regards
Alison

Alison Meeus | Senior Planner; County Highways Team; Planning Services
West Sussex County Council

Location: Ground Floor, Northleigh, County Hall, Chichester, PO19 1RQ
[REDACTED]

Part-time working hours: (Tuesday, Thursday 9.30am-2.30pm, Wed 9.30-4.30pm)

From: Michael Eastham <[REDACTED]>
Sent: 22 April 2020 12:02
To: Alison Meeus <[REDACTED]>
Subject: FW: BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham
Importance: High

Hi Alison,

Please see the email below from the applicant for BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham.

I look forward to receiving your response.

Kind regards,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor,
Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
[REDACTED]



From: Paritosh Job [REDACTED]
Sent: 22 April 2020 10:14
To: Michael Eastham [REDACTED]
Cc: Zsuzsa Chynoweth <[REDACTED]>; Richard Drury [REDACTED];
[REDACTED]; Matthew Kail [REDACTED]; Chris Privett
[REDACTED]; Tom Griffin [REDACTED] Carina Smith
[REDACTED]
Subject: RE: BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham

Hi Michael,

In principle, to maintain continuity we have no objection to a 3m wide footpath on Yapton Road. However, I don't think the existing footpath is 3m wide and nor has the neighbouring site started their S.278 works yet.

I cannot agree this until our engineers have assessed the implications on our S.278 works. Would you be able to arrange for us to have the approved S.278 design for the neighbouring site, preferably in dwg format?

Assuming we can accept the implication of continuing a 3m footpath, I still don't agree to putting the planning condition on hold till Stages 1 and 2 of the RSA are completed as this is part of the S.278 detailed design process.

I trust you can agree to this.

Kind regards,

Paritosh Job
Planning and Design Manager

[REDACTED]
Matthew Homes Ltd
45-47 High Street
Potters Bar
EN6 5AW



Matthew Homes Limited
Head Office: Matthew House, 45-47 High Street, Potters Bar EN6 5AW
Reg.No: 1210027 England
Registered Office: Pendragon House, 65 London Road, St Albans, Herts AL1 1LJ
VAT Reg.No: 283 6853 21

From: Michael Eastham <[REDACTED]>
Sent: 20 April 2020 16:20
To: Paritosh Job <[REDACTED]>
Cc: Zsuzsa Chynoweth <[REDACTED]>; Richard Drury [REDACTED];
[REDACTED]; Matthew Kail <[REDACTED]>; Chris Privett
<[REDACTED]>; Tom Griffin <[REDACTED]>; Carina Smith

Subject: FW: BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham

Importance: High

Hi Paritosh,

Please see the email below from Alison Meeus at WSCC.

The County Highways Team is asking you to confirm if you will be widening the footway on Yapton Road to meet the existing 3.0 metre footway, already in situ as part of the (Redrow) Angels Nursery development. Apparently, this only needs to be 3.0 metres wide on Yapton Road, the internal road can stay at 2.0 metres, and the proposed cycle path connecting the two sites can stay as per the plan.

In addition, the County Highways Team would prefer this is road safety audited, a 1 and 2 audit will be required, before the Section 278.

I look forward to receiving your reply.

Kind regards,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Alison Meeus <alison.meeus@wscscc.gov.uk>

Sent: 20 April 2020 16:09

To: Michael Eastham

Subject: FW: BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham

Hi Michael,

Please can you ask the applicant to confirm if they will be widening the footway on yapton road to meet the existing 3m footway, already in situ as part of the (redrow) angel nursery development. This only needs to be 3m wide on Yapton Road, the internal road can stay at 2m, and the proposed cycle path connecting the two sites can stay as per the plan.

We would prefer this is road safety audited, a 1 and 2 audit will be required, before the S278, please can this be arranged.

Kind regards

Alison

Alison Meeus | Senior Planner; County Highways Team; Planning Services

West Sussex County Council

Location: Ground Floor, Northleigh, County Hall, Chichester, PO19 1RQ

Internal: 25703 | External: 0330 2225703

E-mail: alison.meeus@westsussex.gov.uk

Part-time working hours: (Tuesday, Thursday 9.30am-2.30pm, Wed 9.30-4.30pm)

From: Michael Eastham [REDACTED]
Sent: 17 April 2020 18:12
To: Alison Meeus [REDACTED]
Subject: FW: BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham

Hi Alison,

Are you happy with the email from the applicant below regarding discharge of condition application BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham?

I look forward to receiving your response.

Kind regards,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
[REDACTED]

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From: Paritosh Job [REDACTED]
Sent: 17 April 2020 16:35
To: Michael Eastham [REDACTED]
Cc: Zsuzsa Chynoweth [REDACTED]; Richard Drury [REDACTED];
[REDACTED]; Matthew Kail [REDACTED]; Chris Privett [REDACTED];
[REDACTED]; Tom Griffin <[\[REDACTED\]@arun.gov.uk](mailto:[REDACTED]@arun.gov.uk)>; Carina Smith [REDACTED]
Subject: RE: BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham

Dear Michael,

Glad to now that highways are in agreement on a 2m wide internal footpath link.

Without getting drawn into a discussion on the S.278 design, which Highways will be leading anyway, for the purpose of discharge of this planning condition, if you are in agreement of a consistent 2m wide path internal to the site, from Yapton Road to the point of connection with the adjacent site, we can get the drawing revised to reflect this as it currently shows a 3m section towards the end.

Please let us know if this is acceptable.

Kind regards,

Paritosh

Paritosh Job
Planning and Design Manager



Potters Bar
EN6 5AW



Matthew Homes Limited
Head Office: Matthew House, 45-47 High Street, Potters Bar EN6 5AW
Reg.No: 1210027 England
Registered Office: Pendragon House, 65 London Road, St Albans, Herts AL1 1LJ
VAT Reg.No: 283 6853 21

From: Michael Eastham <[redacted]>
Sent: 17 April 2020 13:16
To: Paritosh Job <[redacted]>
Cc: Zsuzsa Chynoweth <[redacted]>; Richard Drury <[redacted]>;
[redacted]; Matthew Kail <[redacted]>; Chris Privett
[redacted]; Tom Griffin <[redacted]>
Subject: FW: BN/37/20/DOC - Land Rear of Lillies, Yaptin Road, Barnham

Dear Paritosh,

I have received the following response from West Sussex County Council.

They are asking you to re-consider.

I look forward to receiving your reply.

Kind regards,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor,
Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[redacted] [\[redacted\]@arun.gov.uk](mailto:[redacted]@arun.gov.uk)

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From: Alison Meeus <[REDACTED]>
Sent: 17 April 2020 13:01
To: Michael Eastham <[REDACTED]>
Subject: RE: BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham

Hi Michael,

Many thanks for getting back to me so promptly. I have spoken with our implementation team who has been in contact with the local member for the area. Apparently this is something which is supported locally however; the need for a 3m path would only be required on Yapton Road, the internal access could still remain at 2m.

Unfortunately it seems no RSA process was raised at any of the previous applications, so as it stands the proposal to continue the 3m footway along the Yapton Road only would be achievable at this stage without any other changes being required. This would benefit the whole community, have amenity benefits, and also provide consistency with the adjacent development. Please can you ask the applicant to re-consider?

Kind regards
Alison

Alison Meeus | Senior Planner; County Highways Team; Planning Services
West Sussex County Council

Location: Ground Floor, Northleigh, County Hall, Chichester, PO19 1RQ

I

Part-time working hours: (Tuesday, Thursday 9.30am-2.30pm, Wed 9.30-4.30pm)

From: Michael Eastham <[REDACTED]>
Sent: 17 April 2020 12:42
To: Alison Meeus <[REDACTED]>
Subject: FW: BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham

Hi Alison,

Please see the email below from the applicant regarding the length of the footway / cycleway link in the discharge of condition application BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham.

I look forward to receiving your response.

Kind regards,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Paritosh Job [REDACTED]
Sent: 17 April 2020 12:32
To: Michael Eastham [REDACTED]; Zsuzsa Chynoweth [REDACTED]
Cc: Richard Drury [REDACTED]; Matthew Kail [REDACTED];
Chris Privett [REDACTED]; Tom Griffin [REDACTED]
Subject: RE: BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham

Dear Michael,

Thank you for forwarding the comments from County Highways.

Having checked with the team, I understand the comment for a 3m wide pedestrian/cycle link has been raised for the first time and it wasn't part of the consultations at both Outline and Reserved Matters stages which showed a 2m wide path. The condition at RM notes a pedestrian / cycle link to be provided between the site and adjacent site, which a 2m wide link does.

Also, looking at the consented site layout we appear to be quite constrained along the access road, especially at the north between plots 2 and 36. Trying to accommodate a 3m link at this stage will fundamentally alter the consented site layout while making the roads the dominant feature on what is a small development. Looking at the google maps there doesn't appear to be a 3m wide footpath on the main Yapton Road itself, which has a narrow footpath on the opposite side of the road.

I would kindly request you to appreciate the constraints of the consented site layout and accept the proposal of a 2m wide pedestrian link to the adjacent site.

Kind regards,

Paritosh

Paritosh Job
Planning and Design Manager
[REDACTED]

Matthew Homes Ltd
45-47 High Street
Potters Bar
EN6 5AW



Matthew Homes Limited
Head Office: Matthew House, 45-47 High Street, Potters Bar EN6 5AW
Reg.No: 1210027 England
Registered Office: Pendragon House, 65 London Road, St Albans, Herts AL1 1LJ
VAT Reg.No: 283 6853 21

From: Michael Eastham [REDACTED]
Sent: 16 April 2020 07:11
To: Zsuzsa Chynoweth [REDACTED]
Cc: Richard Drury [REDACTED]; Paritosh Job [REDACTED]; Matthew Kail [REDACTED]; Chris Privett [REDACTED]; Tom Griffin [REDACTED]
Subject: BN/37/20/DOC - Land Rear of Lillies, Yapton Road, Barnham

Dear Zsuzsa,

Please see the email below from West Sussex County Council regarding the footway / cycleway link at the Lillies (BN/37/20/DOC).

There should also be a cycle path (3m wide) on the left hand side of the access, linking into the development; and there is a need to carry out a stage 1 and 2 audit.

I look forward to receiving the requisite information as a matter of urgency.

Kind regards,

Michael

Michael Eastham | Principal Planning Officer, Strategic Development, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LE

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From: Alison Meeus <[REDACTED]>
Sent: 15 April 2020 17:26
To: Michael Eastham <[REDACTED]>
Subject: BN-37-20

Hi Michael,

I am currently looking at this DOC application for a cycle path in relation to a condition which was set by the inspector at appeal.

Whilst plans submitted show a cycle path linking the internal site roads of the adjacent housing development (known as angel nursery site) it has been brought to my attention that there should also be a cycle path (3m wide) on the left hand side of the access, linking into the development.

From a planning perspective we would not wish to see an opportunity for encouragement of sustainable travel like this to be missed. Also it is not logical for the path to change from a 3m wide shared use cycle/footpath to a footpath on such a short section of footway. Hopefully you will see the logic, and as such would appreciate it, if you can ask the applicants to revise the drawing to include the extension of a 3m path along yapton road, from the angel nursery side, into the proposed access.

I have also noticed this will need road safety auditing, and will require both a stage 1 and 2 audit, which can be undertaken together to ensure all highway safety issues have been considered.
Therefore until I receive further information I am unable to discharge the condition.

I am happy to talk this over if needed (I am working 2.30pm to 6pm) during this period of lockdown, and my number is attached.

Kind regards
Alison

Alison Meeus | Senior Planner; County Highways Team; Planning Services

West Sussex County Council

Location: Ground Floor, Northleigh, County Hall, Chichester, PO19 1RQ

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