

Edmund Willimas Ltd
Unit FA12
Highland House
165 The Broadway
London
SW19 1NE

Date: 16th December 2025

Please ask for: Harry Chalk
Tel: 01903 737577

Your Ref:
Our Ref: M/90/25/DOC

Dear Mr Quast,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under M/80/19/PL relating to condition 7-surfacing works for Right of Way No 160.
Former Poultry Farm Land West of Yapton Road Middleton-on-sea PO22 6DY

Notification regarding the above application:

Condition Number 7

No part of the development shall be first occupied until plans, details and construction specification showing the proposed surfacing works for Right of Way no. 160 have been submitted to and approved in writing by the Local Planning Authority. The details so approved shall be completed within 3 months of first occupation of the development and retained in perpetuity.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
Following the response from WSCC Public Rights of Way (PRoW), this condition cannot be discharged at this time.

The installation of structures such as bollards is not appropriate and open access should be retained in line with the existing arrangements. WSCC PRoW have advised that it will be necessary to make clear that the public footpath crosses an access road, suggesting the use of tactile paving at the edge of the access drive to highlight the crossing on both sides. They also emphasise that access needs to be level.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning