

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 29 January 2020 12:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: M/97/19/DOC - Poultry Farm 87 Yapton Road Middleton-On-Sea

Please scan as correspondence from agent

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk



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From: Tim Spencer [REDACTED]
Sent: 29 January 2020 12:00
To: Emma Avis [REDACTED]

Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: M/97/19/DOC - Poultry Farm 87 Yapton Road Middleton-On-Sea

Hi Emma

We have made contact with the Public Rights of Way (PROW) team at WSCC for the footpath diversion/closure. Please refer to the attached email which includes acceptance of the TTRO and the notices to be displaced. Our consultants will be in touch with WSCC to update the dates, as these have slipped out somewhat.

Kind regards
Tim Spencer
Associate Director

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Nexus Planning
Holmes House
4 Pear Place
London SE1 8BT

nexusplanning.co.uk



From: Emma Avis [REDACTED]
Sent: 29 January 2020 11:41
To: Tim Spencer [REDACTED]
Cc: Anita Gardner (Anita.Gardner@arun.gov.uk) <Anita.Gardner@arun.gov.uk>
Subject: RE: M/97/19/DOC - Poultry Farm 87 Yapton Road Middleton-On-Sea

Morning Tim/Anita,

The only item I do need to question is have you approached the Public Rights of Way (PROW) team at WSCC for the footpath diversion/closure?

I've had a look at the CMP and from a Highway perspective we would raise no concerns to the CMP (condition 18) being discharged, subject to the appropriate measures having been taken with the PROW team with regards to the diversion/closure of the PROW.

Kind Regards,
Emma

Kind Regards,
Emma

Emma Avis | Planner, County Highways, Planning Services
Ground Floor Northleigh, County Hall, Chichester PO19 1RH

From: Tim Spencer [REDACTED]
Sent: 21 January 2020 16:57
To: Emma Avis
Subject: RE: M/97/19/DOC - Poultry Farm 87 Yapton Road Middleton-On-Sea

Dear Emma

Further to your initial comments on the above application, set out in the email hereunder, we have submitted a full CMP for the site, in accordance with your request.

We are under considerable pressure to commence work on the site, and accordingly it would be greatly appreciated if you would be able to expedite your updated comment on the CMP.

Anita is on leave from the 30th of January, as such could you please see if you could get your comments to her this week which will hopefully allow her to issue her decision before she departs on leave.

Thanking you in anticipation.

Tim Spencer
Associate Director

[REDACTED]

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Nexus Planning
Holmes House
4 Pear Place
London SE1 8BT

[REDACTED]



From: Adrian Kearley [REDACTED]
Sent: 21 January 2020 13:04
To: Tim Spencer [REDACTED]
Subject: FW: M/97/19/DOC - Poultry Farm 87 Yapton Road Middleton-On-Sea

From: Adrian Kearley [REDACTED]
Sent: 08 January 2020 14:52
To: Anita Gardner <Anita.Gardner@arun.gov.uk>; [REDACTED]
Subject: Re: M/97/19/DOC - Poultry Farm 87 Yapton Road Middleton-On-Sea

Dear Anita

I am copy in Tim with the correct email address.

In response to the query from County Highways we are looking to discharge this condition in part only - to cover the demolition phase. A further CMP will be provided to cover the construction phase at which point an application will be made to discharge the condition in full. I trust that this addresses the query and allows for a decision to be made. Given the timings and to allow for a start on site in good time I would be very grateful if this matter could be resolved at the earliest opportunity.

Kind regards

Adrian

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: Wednesday, January 8, 2020 2:47 pm
[REDACTED]
Cc: Adrian Kearley
Subject: FW: M/97/19/DOC - Poultry Farm 87 Yapton Road Middleton-On-Sea

Dear Tim,

Further to our telephone conversation earlier today, please see the comments of the County Highways officer below. Are you able provide the additional information requested within the next 10 days?

Regards

Anita Gardner

[Anita Gardner](#) | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

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From: Emma Avis [REDACTED]
Sent: 23 December 2019 15:16
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: M/97/19/DOC - Poultry Farm 87 Yapton Road Middleton-On-Sea

Afternoon Anita,

This application is asking for us to discharge Condition 18 which is for a full Construction Management Plan (CMP). Having looked at the information provided only a Demolition Method Statement & Risk Assessment has been provided, to cover phase 1 (demolition). Whilst I've looked through the Demolition Method Statement and would raise no concerns from a highway point of view, this is not the full CMP so the LHA cannot fully support the discharge of condition 18 at this time.

Kind Regards,
Emma

Emma Avis |Planner, County Highways, Planning Services
Ground Floor Northleigh, County Hall, Chichester PO19 1RH

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From: Lysiane Dallen [REDACTED]
Sent: 14 January 2020 13:48
To: Will Anstey
Subject: RE: Middleton FP160 - 21d TTRO application
Attachments: 160-21d-exp09022020.pdf; 20200114-160-FPClosed.doc

Good afternoon Will,

You were on my list, not to worry.

I have prepared the temporary closure notice to start on 20 January and it will expire on 9 February 2020. Please arrange for colour printed and laminated copies of both the legal notice (pdf document) and route closed notice (Word document) to be displayed at either end of the closed section of path, as highlighted on the map. It will be for you to supply the diversion notices round to Silver Birch Drive. Can I ask that you check notices periodically to ensure that they are in place and legible. Can I ask you to confirm that the notices have been put up and that work has indeed

I need to reiterate that, while I understand that demolition stage is not due to disturb the surface of the public right of way directly. I must stress that any adverse effect on the surface of the route, even because of the increased use by heavy vehicles, will need to be put right.

Please can you keep me posted in relation to the progress being made and advise me when the works have been completed on or before 9 February. Should you become aware that the route may need to be closed for longer due to unforeseen delays, do let me know as soon as possible.

I have raised an invoice request with our finance team, and this will be emailed straight to you.

I believe that is all for now, but please do not hesitate to contact me if you have any queries.

Kind regards,
Lysiane

Lysiane Dallen
Rights of Way Officer (Tue-Thu)
Rights of Way – Highways and Transport
West Sussex County Council

 CALL  IM  EMAIL

Location: 1st Floor Northleigh, County Hall, Chichester, West Sussex, PO19 1PG
[REDACTED]

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From: Will Anstey [REDACTED]
Sent: 13 January 2020 17:32

To: Lysiane Dallen
Subject: RE: Middleton FP160 - 21d TTRO application

Lysiane,

Please can you confirm when the closure notices will be sent out.

Regards,
Will

From: Lysiane Dallen [REDACTED]
Sent: 10 December 2019 14:23
To: Will Anstey [REDACTED]
Subject: FW: Middleton FP160 - 21d TTRO application

Thank you Will. I have put a reminder on our system for me to send you the notices ahead of the closure period in January.

Wishing you a happy Christmas in the meantime.

Kind regards,
Lysiane

Lysiane Dallen
Rights of Way Officer (Tue-Thu)
Rights of Way -- Highways and Transport
West Sussex County Council

 CALL  IM  EMAIL

[REDACTED]

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From: Will Anstey [REDACTED]
Sent: 05 December 2019 10:11
To: PROW Planning
Subject: RE: Middleton FP160 - 21d TTRO application

Lysiane

Our client has confirmed that the most appropriate time for the 21 day closure to run would be Monday 20th January to 9th February.

Regards,
Will

From: Will Anstey [REDACTED]
Sent: 04 December 2019 11:49
To: PROW Planning [REDACTED]
Subject: RE: Middleton FP160 - 21d TTRO application

Lysiane

Thank you for your response. As the temporary closure will be limited to 21 days, I have asked the client to confirm the most likely start day on site. Once I receive this I will let you know the start date of the closure. This will hopefully be in the next couple of days, so I can get it to you ahead of your Christmas break (NB: I will be back at work on 2nd Jan)

In the meantime, I can confirm that we are able to colour print and laminate the notices and also provide a diversion map.

Regards,
Will



Will Anstey

Principal Consultant - Land Quality & Remediation



SLR Consulting Limited
Treenwood House, Rowden Lane, Bradford on Avon, BA15 2AU



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President's Award, 2019



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From: Lysiane Dallen [REDACTED] **On Behalf Of** PROW Planning

Sent: 04 December 2019 10:55

To: Will Anstey [REDACTED]

Subject: Middleton FP160 - 21d TTRO application

Good afternoon Mr Anstey,

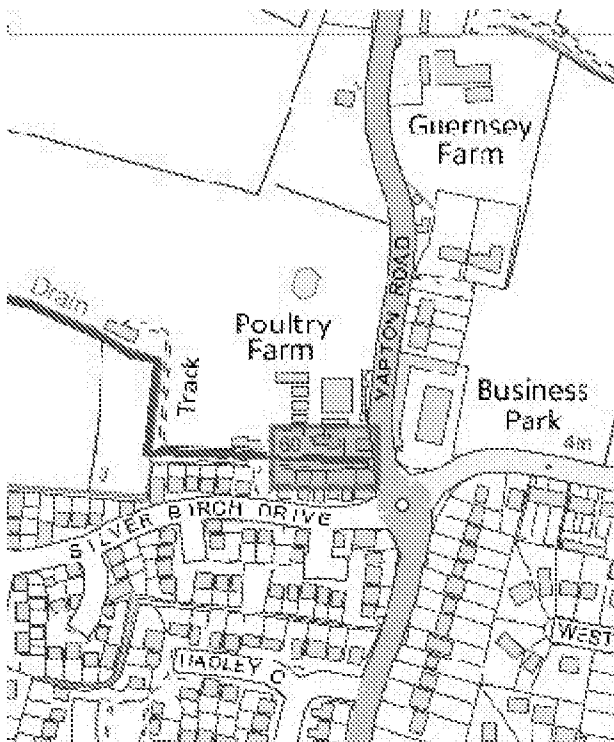
We are in receipt of your application for a temporary closure below, and the copy of it you resent in email format. Please note that we are limited to offering a 21 day temporary closure. If this is required from 6 January 2020, it will expire on 26 January, not 28 January as stated on the form.

I understand that demolition stage is not due to disturb the surface of the public right of way directly. I must stress that any adverse effect on the surface of the route, even because of the increased use by heavy vehicles, will need to be put right.

I will prepare the notices ready to send to you. Can I check if you are able to colour print and laminate? We don't normally provide diversion notices, but if you are able to do so, I am sure path users will be grateful. There is no need to put all of these up in advance, as long as all notices are displayed, especially the closure ones, before works start. I will put a note to myself for 2 January 2020 to check if all is still due to go ahead as planned. Will you be in then? I don't work on Fridays, so won't then be in until 7 January 2020. Alternatively, if you are confident it is all going to go ahead, I can send the notices over before I sign off for the Christmas period on 19 December.

I will wait to hear back from you.

Kind regards,
Lysiane



Lysiane Dallen
Rights of Way Officer (Tue-Thu)
Rights of Way – Highways and Transport
West Sussex County Council

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Location: 1st Floor Northleigh, County Hall, Chichester, West Sussex, PO19 1RG

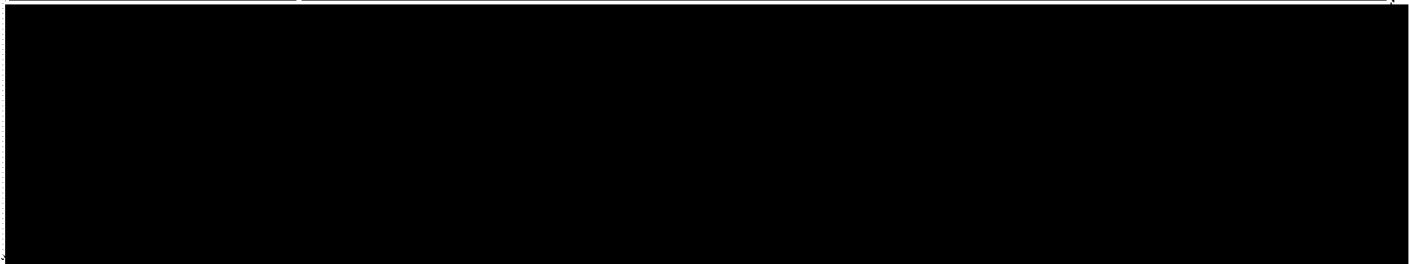
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Title	Mr	
First name	Will	
Last name	Anstey	
Company or organisation name	SLR Consulting Limited on behalf of Frontier Estates Limited	
Are you applying on behalf of someone else?	Yes	
Applicant name	Frontier Estates Limited	
House name or number	Former Yapton Poultry Farm	
Address line 1	Yapton Road	
Town or city	Middleton on Sea	
Postcode	PO22 6DY	
Email address	[REDACTED]	
Phone number	[REDACTED]	
[REDACTED]		

Description of proposed works	Frontier is proposing to demolish the existing farmhouse (Figure 1), which is accessed via an existing combined vehicle access track and PROW (Figure 2). A safe working area (i.e. a demolition zone) will be created as shown on Figure 3. The duration of work is anticipated to be 4 weeks, but as the exact start date is not known, SLR are applying for a slightly extended temporary closure period (NB: the path will only be closed during the works, and not for the full duration of the application).
Provide an explanation if path users cannot easily see and avoid the hazardous work area.	Whilst site vehicles and plant will be located inside the demolition zone, there will be occasions when vehicles will need to use the existing vehicle access track. In order to avoid any conflict between users of the PROW and vehicles, it is considered safest to temporarily restrict public access to a 60m stretch of the access track (as shown on Figure 3).
What alternative route is available for the public to use?	An alternative route, which uses public footpaths, is provided on Figure 3.
What are the implications of the closure and what can be done to lessen the need for it?	The implications of the closure are not considered to be significant as: 1. The existing surface of the combined vehicle track and PROW will not be disturbed; 2. The proposed diversion only requires users of the PROW to walk an additional 60m of public footpaths.
Date onsite works start	06/01/2020
Date onsite works end	28/02/2020
Temporary closure order start date	06/01/2020
Temporary closure order end date	28/01/2020

Nominated contact's name	Will Anstey
Nominated contact's job title	Principal Consultant



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