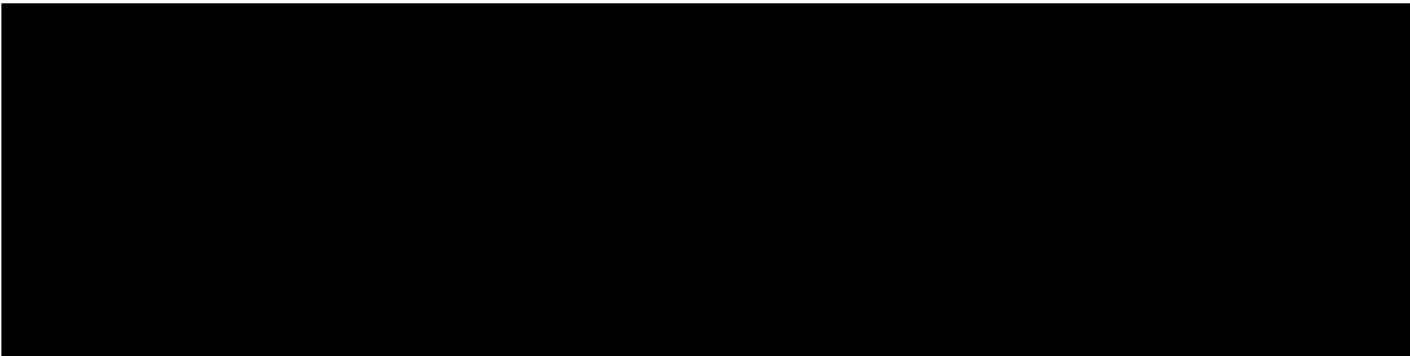


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**From:** David Boarer [REDACTED]  
**Sent:** 09 April 2019 16:56  
**To:** Laura Humphries; Michael Eastham; Stephen Gee; Laura Gibbons  
**Cc:** Yuved Bheenick (Linden Homes)  
**Subject:** RE: Land at Walberton (EMAIL 2 of 2)

Dear Laura

Thank you for your comments and I appreciate your interpretation. The sites approved with a single entrance, since the change in legislation do have circulatory routes internally so that alternative access can be achieved and usually wide entrance roads where the limited single entry route is identified. That said I appreciate you are working to accommodate our request.

I am sure that your highway studies have taken into account visibility on Tye Lane, but as said that is not for me to challenge just an observation. I can accept a surface roadway of 3 mtrs as this a emergency access as this would be compliant with the Manual for Streets Section 6.7.3, but I would ask in practical terms that whilst this is the defined process that the edges of the cycle path are free of vertical obstructions e.g. trees hedges etc. to allow a clear width of 3.7 mtrs so that the overhang of a vehicle on the bends is not obstructed.

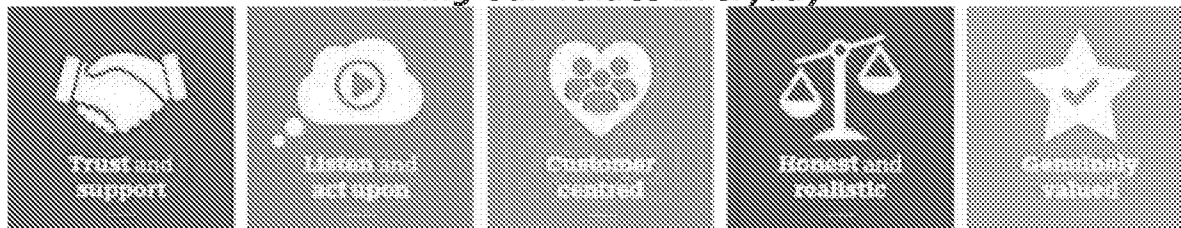
I appreciate that you would have had a maintenance program, but wished this to be clarified as often when projects are finished the areas just get overgrown defeating the original purpose.

I trust this response is sufficient to approve the progress of the site. If you have any further concerns please contact me.

Regards

David

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**From:** Laura Humphries  
**Sent:** 09 April 2019 16:08  
**To:** David Boarer; Michael Eastham; Stephen Gee; Laura Gibbons  
**Cc:** Yuved Bheenick (Linden Homes)  
**Subject:** RE: Land at Walberton (EMAIL 2 of 2)  
**Importance:** High

Hi David,

I understand your comment on the secondary access but I must stress that there is no planning requirement for any emergency access in this application at all. Procedurally, it cannot be insisted upon at this stage of the planning process. Additionally there are a number of larger sites in WSCC area where the development is served by one point of access only. Such an example is Persimmon Homes development at Littlehampton for circa 600 dwellings where there is one access only and no emergency accesses. If a development of 175 dwellings required a secondary access then this can only have been dealt with at outline stage where the principle of that many houses from a single access was considered.

We have tried to provide a compromise solution, acknowledging your comments, by widening the path to 3m to allow a level of emergency access to the site. This is above and beyond what can be lawfully required in planning terms on this site at this stage. I do not see that widening it to 3.7m is necessary in planning terms or desirable in the specific circumstances of this site.

The earlier ped/cycle link (never shown as an emergency access) shown further to north, after further highway surveys, is not considered a safe point for pedestrians to enter Tye Lane. Whilst it would be for emergency access, it would effectively encourage pedestrians to use an access which is identified as higher risk to pedestrian safety. This is not acceptable to Linden Homes, nor would we expect either Councils' would want to place pedestrians at possible risk when the traffic speeds are lower to the south and provides a safer option.

The path would form part of the area of the management company which will be responsible for managing the space and we could include the maintenance of this path and tree clearance etc so this will ensure the access is maintained appropriately.

I do hope that my comments have clarified the position of the link and its maintenance and that you are to confirm that this is an acceptable compromise in a situation where no access at all is the lawful position.

Kind regards,

**Laura Humphries**

Associate Planner

**Pegasus Group**

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**From:** David Boarer

**Sent:** 09 April 2019 15:48

**To:** Michael Eastham <Michael.Eastham@arun.gov.uk>; Stephen Gee <Stephen.Gee@arun.gov.uk> Laura Gibbons <Laura.Gibbons@arun.gov.uk>

**Cc:** SU Local Development <SU.Local.Development@arun.gov.uk> Laura Humphries

Planning.Responses <Planning.Responses@arun.gov.uk>

**Subject:** RE: Land at Walberton (EMAIL 2 of 2)

Dear Michael, Steven and Laura

Can I ask why the secondary fire exit was moved from the location opposite the main site through road. The original plans showed an access straight ahead onto Tye Lane which in practical terms would be simpler and easier to install and maintain.

The new lower cycle path can be adopted if that is the preferred option, but to comply the roadway would need to be at least 3.7 mtrs in width as it is not a straight road and capable of sustaining a vehicle weight of 17tonnes. The area if going through a tree canopy would need a minimum clearance height of at least 3.7 mtrs and a regular maintenance plan would need to be part of the adoption.

The other concern would not particularly be applicable to the FRS but where the south cycle path exits onto Tye Lane it is after a blind bend with reduced visibility to traffic travelling south.

The original reason for the secondary access is in my attached email

Regards

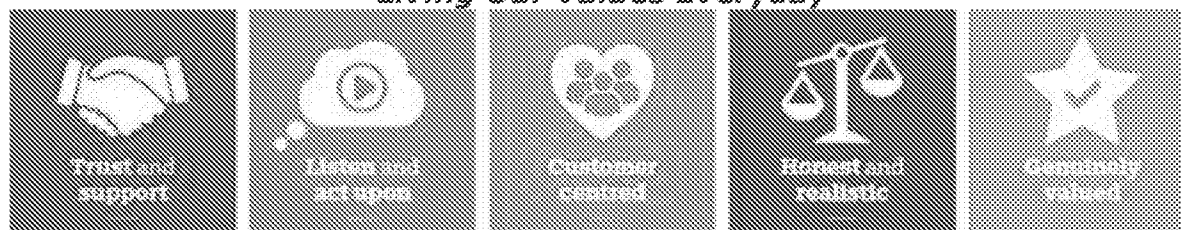
David



David Boarer | Water and Access Manager, West Sussex County Council

Location: West Sussex Fire and Rescue Service, Bognor Regis Fire Station, West Mead Drive, Bognor Regis West

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**From:** Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]  
**Sent:** 09 April 2019 14:41  
**To:** Stephen Gee; David Boarer; Laura Gibbons  
**Cc:** SU Local Development; 'Laura Humphries'; Planning.Responses  
**Subject:** FW: Land at Walberton (EMAIL 2 of 2)

Stephen, David and Laura,

Please find attached the second set of further revised plans of the emergency access at WA/95/18/RES – Land East of Tye Lane, Walberton.

I look forward to receiving your consultation responses.

Kind regards,

Michael

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**From:** Laura Humphries [REDACTED]  
**Sent:** 09 April 2019 14:29  
**To:** Michael Eastham  
**Cc:** Yuved Bheenick (Linden Homes)  
**Subject:** RE: Land at Walberton (EMAIL 2 of 2)

**Laura Humphries**  
Associate Planner

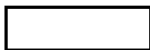
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