



From: Lisa Jackson <lisa@jacksonplanning.com>

Sent: 03 October 2019 12:05

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Andrew Tice <andrewtice@landlinkstates.co.uk>; Spencer Bryan <spencer@paulbashamassociates.com>; Paul Hanson <paulhanson@landlinkstates.co.uk>; Emma Randall <EmmaRandall@landlinkstates.co.uk>

Subject: Re: Development Control Committee 9th October 2019 - Agenda Item 7 Y/103/18/PL, 10 Acre Field, Grevatts Lane West, Yapton

Dear Simon,
Thank you for your email.

Having discussed the Wilbar RSA with Paul Basham Associates, following their discussions with WSCC on the matter, it was felt there was no formal requirement for a Designer's response as they were not seeking any specific design changes to the proposal. As set out in my letter sent to Members the additional signing and tactile paving will be secured through the s278 agreement and the Stage 2 RSA. The client is happy to commit to this signing and tactile paving as set out in the RSA. This would resolve issues 01-03 in the report.

The Wilbar Report suggests in problem 04 to "*Consider the improvement of the farm track suitable for pedestrians and cyclists*". The Wilbar report is incorrect, this is not a 'farm track' but public highway, the maintenance of which is the responsibility of the highway authority. It is anticipated that 99% of users of the site will travel by car. The proposal will not generate pedestrian or vehicle movements that would justify this request.

Problem 05 suggests a "*Review the design of the track improvement and the provision of facilities for pedestrians*". Given the proposal will generate minimal pedestrian movements the provision of a footway would not be proportionate to the impact of proposal given that the existing highway provides a very low trafficked safe shared route. Wilbar Associates may not have understood the very low level of pedestrian activity proposed.

I can also confirm that the tracking of an HGV (previously provided) would allow for all vehicle movements including coaches. It is not anticipated that coaches would use the facility given the size and capacity of the facility.

Whilst writing I can also confirm that the applicant accepts the Extension of Time you requested until 11th October 2019.

Kind regards,
Lisa

Lisa Jackson
Jackson Planning Ltd

Fox Barn, Lower Chute,
Andover, Hants. SP11 9D11