

From: Amanda Scholes on behalf of Planning.Responses
Sent: 26 November 2020 08:48
To: Planning Scanning
Subject: FW: Response To Application Number Y/105/20/DOC at Land south of Ford Lane East of North End Road Yapton BN18 0DS

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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Save the environment - think before you print.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 25 November 2020 13:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: FW: Response To Application Number Y/105/20/DOC at Land south of Ford Lane East of North End Road Yapton BN18 0DS

Please upload onto Ocella the following email which is a consultation response from the **Local Highway Authority** to discharge of condition application **Y/105/20/DOC**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk



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From: Tim Townsend [REDACTED]
Sent: 25 November 2020 13:07

To: Michael Eastham <Michael.Eastham@arun.gov.uk>

Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>; Lee Moses [REDACTED]

Subject: RE: Response To Application Number Y/105/20/DOC at Land south of Ford Lane East of North End Road Yapton BN18 0DS

Dear Michael,

Thank you for your email of 25 November 2020 found below. I also refer to today's discussion on the telephone.

As I understand it from speaking to you, your Authority is minded to object to the above planning application given that sufficient information has not been submitted to satisfy the LPA on highway matters. As such, you stated that you are minded to make a decision about the application today and have requested a further response from the Highway Authority based on the information submitted so far.

In my consultation response dated 9 November 2020, it is stated that there are three matters outstanding – namely:

1. Question asking why the access was required
2. Request for further information used by the applicant to inform the visibility splays proposed (site access and forward visibility)
3. Request for further information about surface water drainage for the access

In Tilly Whishaw's email to you of 13 November 2020, she has replied to point 1 above. With regard to point 2, a reply is still awaited. With regard to point 3 and as I explained to you over the telephone, there has been some discussion between Simon Jane and Lee Moses about the matter of surface water drainage for the access, including in-principle agreement to a solution. However, I am not aware the final detail has been submitted formally to you or I as part of the planning application process. Ordinarily, County Highways (my team) would not normally object on surface water drainage grounds. However, as the Road Safety Audit has specifically raised the matter at the planning stage and a solution hasn't formally been submitted for planning purposes, then I feel I must raise it. Do bear in mind, though, that this latter point is, for all intent and purposes, looking like it could be agreed – just that it hasn't been through the formal channels.

Therefore, based on what has been submitted formally so far, should your Authority be minded to make a decision today, the current position of the Highway Authority is to raise an objection for the following reason:

"Adequate information has not been submitted to satisfy the Local Planning Authority that the proposal for new access is acceptable in terms of visibility splays (both site access and forward visibility) and surface water drainage, thereby resulting in conditions detrimental to highway safety."

I trust the above comments assist.

Regards,

Tim

Tim Townsend, MCIHT

Principal Transport Planner, County Highways Team -- Highways, Transport and Planning
West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RQ

[REDACTED]

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]

Sent: 25 November 2020 11:05

To: Tim Townsend

Cc: Daniel Vick

Subject: FW: Response To Application Number Y/105/20/DOC at Land south of Ford Lane East of North End Road Yapton BN18 0DS

Hi Tim,

Following our telephone conversation this morning, please could you submit a further consultation response on this application as soon as possible.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Tim Townsend [REDACTED]

Sent: 09 November 2020 16:35

To: Simon Jane [REDACTED]

Cc: Lee Moses [REDACTED] Andrew Howick <[REDACTED]> Robert Phelps [REDACTED]; Mike Dodds [REDACTED] Michael Eastham

<Michael.Eastham@arun.gov.uk>

Subject: RE: Response To Application Number Y/105/20/DOC at Land south of Ford Lane East of North End Road Yapton BN18 0DS

Dear Simon,

I have just sent a further response to Michael at Arun with a copy to you and Lee.

You will see that there are two outstanding matters needing attending to, please. A WORD version is attached to this email.

I look forward to seeing replies from the designer in due course.

Thank you,

Tim

Tim Townsend, MCIHT

Principal Planner, County Highways Team – Highways, Transport and Planning

West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RQ

From: Simon Jane [REDACTED]
Sent: 06 November 2020 13:09
To: Tim Townsend
Cc: Lee Moses; Andrew Howick; Robert Phelps; Mike Dodds
Subject: FW: Response To Application Number Y/105/20/DOC at Land south of Ford Lane East of North End Road Yapton BN18 0DS

Good afternoon Tim,

I know the vis splay point has been clarified and agreed in the updated RSA comments, however, we had a speed survey undertaken yesterday at Ford Lane, see attached results, which should offer some comfort.

Westbound traffic 85th%ile is 37mph, which is way below the 60mph speed limit. This works out to 60kph and as per DMRB would require a vis splay of 90m or MFS 59m, which are both achievable. Our design was agreed with a 160m vis splay.

As mentioned before the traffic management and advanced warning signs for the main S278 works we will have on site will also help to lower speeds even more.

Are you able to let me know when you will be issuing your response to Michael and whether all points are covered and approved please.

Thanks

Simon

From: Tim Townsend [REDACTED]
Sent: 04 November 2020 16:16
To: Simon Jane [REDACTED]
Cc: Lee Moses [REDACTED]; Robert Phelps [REDACTED]; Mike Dodds [REDACTED]; michael.eastham@arun.gov.uk; SU Local Development [REDACTED]

Subject: RE: Response To Application Number Y/105/20/DOC at Land south of Ford Lane East of North End Road Yapton BN18 0DS

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Dear Simon,

Thank you for your email of 2nd November found below.

I will get the information booked onto our system and will review it over the coming days.

Regards,

Tim

Tim Townsend, MCIHT

Principal Planner, County Highways Team -- Highways, Transport and Planning
West Sussex County Council, Ground Floor Northleigh, County Hall, Chichester PO19 1RQ



From: Simon Jane [redacted]
Sent: 02 November 2020 13:12
To: Tim Townsend
Cc: Lee Moses; Robert Phelps; Mike Dodds
Subject: FW: Response To Application Number Y/105/20/DOC at Land south of Ford Lane East of North End Road Yapton BN18 0DS

Good afternoon Tim,

Since your response last week, Tilly responded with the below/attached to Michael Eastham.

Will you be able to look at this as a priority today and provide a response please.

Should you need anything else please let me know.

Kind regards

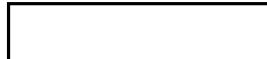
Simon

Simon Jane
Engineering Manager

Redrow Homes Limited
Redrow House Unit 1 Paraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QB



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From: Tilly Whishaw <[REDACTED]>
Sent: 30 October 2020 13:39
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Rob Riding <[REDACTED]>; David Hutchison <[REDACTED]> Craig Burden <[REDACTED]> Simon Jane <[REDACTED]>
Subject: RE: Response To Application Number Y/105/20/DOC at Land south of Ford Lane East of North End Road Yapton BN18 ODS

Dear Michael,

I see that we have received another objection from Tim Townsend on the application for the discharge of Condition 10 at Ford Lane.

In Tim's response, he mentions some Road Safety Audit responses that were not accepted by WSCC. The latest Road Safety Audit was reviewed by Lee Moses (Engineer, Highway Agreements, Planned Delivery, West Sussex County Council) and his comments on each issue are included showing his agreement to the points raised.

Please find all up to date information relating to the temporary access attached, including detail which was sent to the Council in relation to this condition on 21st October and doesn't seem to have been reviewed. The attachments include tracking, detail showing appropriate visibility splays from the construction access onto Ford Lane as well as detail of levels and drainage.

Please note that the temporary construction access is required to ensure that there is a safe and appropriate access to a compound, allowing for the completion of the S278 works necessary to form the permanent access into the site. This will also remove the spread of mud from the existing field onto the highway network and allow the early implementation of a formalised access into the site. In addition, the temporary construction access separates the sales area, and eventually the access to occupied dwellings from the construction access which is important to create a safer environment for all users.

We consider the information submitted to be sufficient for the discharge of this condition, and look forward to receiving your confirmation of this.

Kind regards,

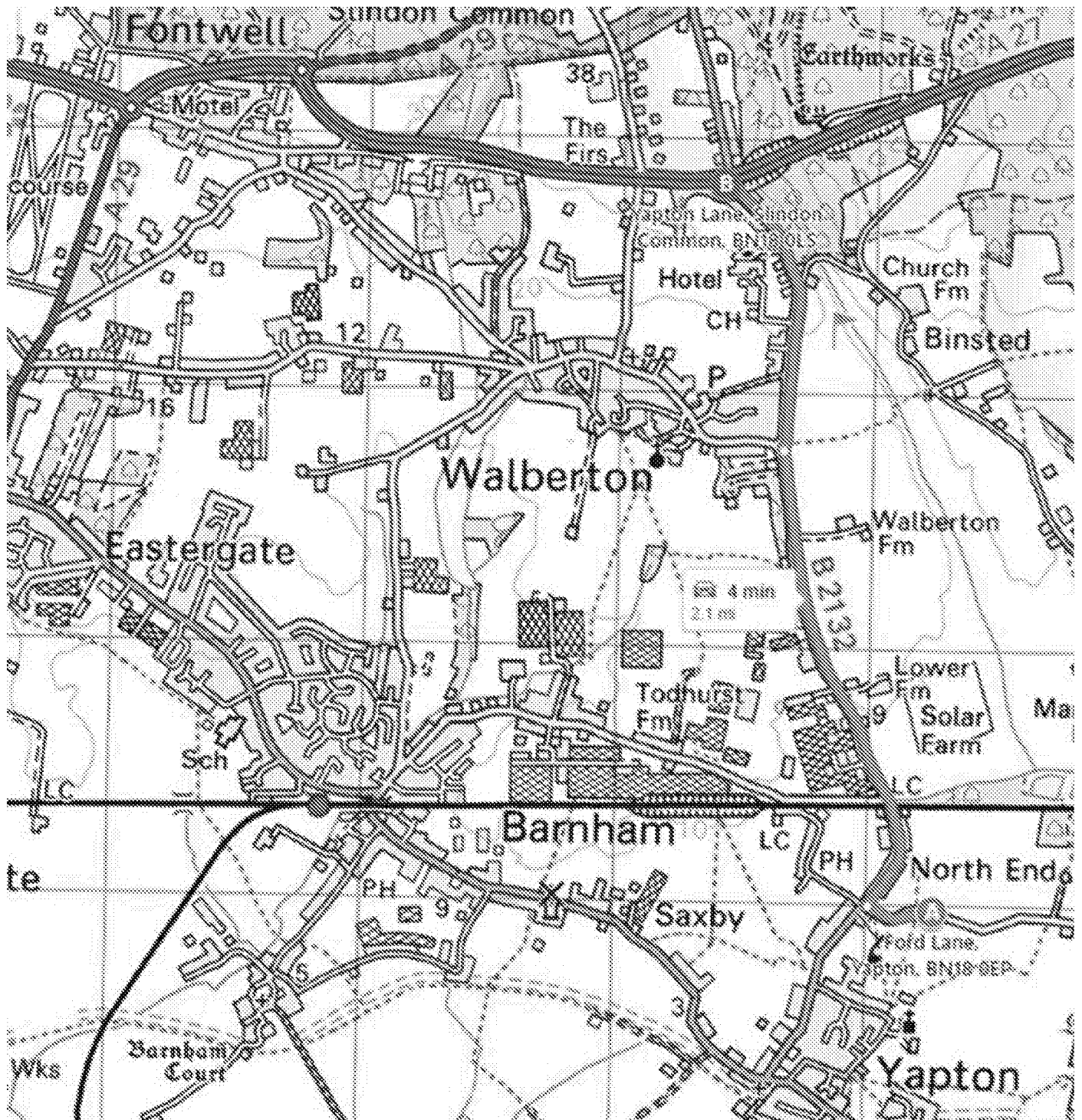
Tilly

From: Tilly Whishaw <[REDACTED]>
Sent: 21 October 2020 16:50
To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Craig Burden <[REDACTED]>
Cc: Rob Riding <[REDACTED]>; David Hutchison <[REDACTED]>
Subject: RE: Response To Application Number Y/105/20/DOC at Land south of Ford Lane East of North End Road Yapton BN18 ODS

Dear Michael,

Please find the Road Safety Audit with appendix B showing the proposed construction access attached. Also attached is the Designers Response to Road Safety Audit document. The temporary access will be in place throughout the construction of the development and will be removed and reverted to the approved reserved matters layout once construction is complete.

With regards to the compound plan, this is included within the plan at appendix 1 of the submitted Construction Method Statement. Section 2.3 of the statement says that "*Ford Lane will be accessed via North End Road, Yapton Lane and the A27 to the north.*" For clarity, please see the map below.



Section 2.1.3 of the Construction Management Plan confirms that key information including an out of hours contact number will be displayed outside of the site. These details will also be provided to Arun District Council.

I hope the above provides you with the further detail required for the discharge of the condition, however please let me know if I can be of any further help.

Kind regards,

Tilly

Tilly Whishaw
Planner

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Frankine Road, Basingstoke
Hampshire, RG24 8QE

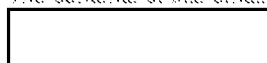


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-----Original Message-----

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 19 October 2020 14:05

To: Craige Burden ; Tilly Whishaw

Cc: Rob Riding ; David Hutchison

Subject: FW: Response To Application Number Y/105/20/DOC at Land south of Ford Lane East of North End Road Yapton BN18 ODS

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Dear Craige and Tilly,

Please find attached a copy of the consultation response from the Local Highway Authority to discharge of condition application Y/105/20/DOC regarding Land South of Ford Lane and East of North End Road, Yapton.

I look forward to receiving the additional information for the Construction Management Plan.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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-----Original Message-----

From: [REDACTED]
Sent: 19 October 2020 13:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: Response To Application Number Y/105/20/DOC at Land south of Ford Lane East of North End Road Yapton BN18 0DS

Please could the attached response be distributed to the relevant case officer.

Regards

Tim Townsend

If you wish to reply to this email, please contact the officer directly.

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