

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

Sent: 15 January 2021 09:38

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

Subject: FW: Response To Application Number Y/131/20/DOC at Land south of Ford Lane and East of North End Road, Yapton

Please upload onto Ocella the email below which is a further consultation response from the Local Highway Authority to discharge of condition application **Y/131/20/DOC**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Darryl Hobden

Sent: 15 January 2021 09:03

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

Cc: Tim Townsend [REDACTED]

Subject: RE: Response To Application Number Y/139/20/DOC at Land south of Ford Lane and East of North End Road, Yapton

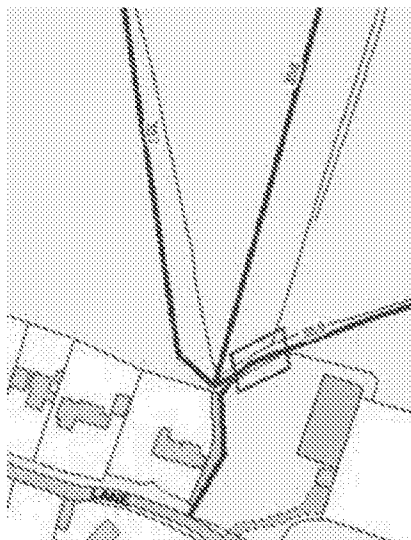
Dear Michael,

Further to Tim's email can I respond with some points regarding the plan provided and the PRow within the site;

It would be advisable if the existing Footpath 358, which runs along the Eastern side of the site be referred to as 'Proposed Bridleway' as this is our eventual aim and this will avoid confusion as we proceed. Likewise existing Footpath 357 across the site should be denoted as 'Proposed Cycleway' for the same reason.

Tim rightly raises the point regarding the short section of Footpath 359 which exits the site in the S/E corner. Initially I had discussion with Craige regarding a suitable surface here to ensure it would cope with increased footfall from the site. Given the potential of further development to the East it is highly likely we would seek to further improve local access as part of any proposal on the neighbouring site.

In preparedness of seeking FP359 as a further Bridleway link heading East it would seem logical to achieve this short section to the same standard as FP358 as part of the agreement. Given the relative short distance involved this could be easily achieved in tandem with the surfacing works the developer will be undertaking on FP358 when the time comes.



Kind regards,

Darryl

Darryl Hobden
Access Ranger - Area 4
Rights of Way - Highways and Transport
West Sussex County Council

Location: WSCC Public Rights of Way, 1st floor Northleigh, Tower Street, Chichester, West Sussex, PO19 1RH

[REDACTED]

To ensure any PROW enquiries are dealt with efficiently please report them via our on- line form: [Report a problem with a Public Right of Way](#)

Landowners please be aware that you are responsible for trees on your land and have a legal duty of care and must maintain your trees in a reasonably safe condition. View ash dieback here; <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/ash-dieback/>

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From: Tim Townsend [REDACTED]
Sent: 14 January 2021 12:04
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Darryl Hobden [REDACTED]
Subject: RE: Response To Application Number Y/139/20/DOC at Land south of Ford Lane and East of North End Road, Yapton

Dear Michael,

Thanks for this clarification. Our system got slightly confused - basically it previously appeared to have 'swopped 131 for 139' (it is corrected now). However, I thought for expediency that I reply to the PROW and shared foot/cycle way matters for **Y/131/20** in this email as there's currently no consultation on the system.

My understanding is that the applicant in their 'movement/accessibility plan' has accepted the principle of Public Footpath 357 becoming a shared foot and cycle way whereas Public Footpath 358 will be upgraded to Bridleway status. As such we would need to see the details of how they join and interact at the points they join Ford Lane and how they terminate south of the site. This will require plans from the applicant and either a further Stage 1 Road Safety Audit or Supplementary Road Safety Audit (if the latter is permitted under GG119) to ensure that any changes required as a consequence of the change of status of the paths has been properly considered. Another PROW - Public Footpath 359 - shouldn't need altering at the present time other than the developer confirming that space either side would not be encroached upon as part of this development. The reason for this is that if development comes forward to the east at some time in the future there would then be scope to upgrade this path too. Including the path, an overall width of 5.0m would be sufficient taking the path as centreline to this.

Please would you put this to the applicant.

Thank you,

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 <Michael.Eastham@arun.gov.uk>
Sent: 13 January 2021 15:02
To: Tim Townsend [REDACTED]
Subject: RE: Response To Application Number Y/139/20/DOC at Land south of Ford Lane and East of North End Road, Yapton

Tim,

The consultation requiring comments in response to the PRoW and the cycleway across the site and the connections to Ford Lane should be under **Condition 8** of discharge of condition application **Y/131/20/DOC**.

Access is dealt with under the Construction Method Statement under **Y/139/20/DOC**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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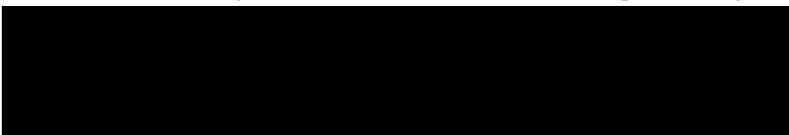
From: Tim Townsend [REDACTED]
Sent: 13 January 2021 14:51
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Response To Application Number Y/139/20/DOC at Land south of Ford Lane and East of North End Road, Yapton

Thanks for the clarification Michael.

On my 'books' I still have consultations requiring comments in response to the PRoW across the site and connections to Ford Lane. I've got these booked in under Y/139/20. Am I right to assume that the PRoW should be under Y/131/20 and the access side of things under Y/139/20? Unfortunately there is some overlap given that they interact with one-another.

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



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

Sent: 13 January 2021 14:41

To: Simon Jane [REDACTED] Tim Townsend [REDACTED]
[REDACTED]

Subject: RE: Response To Application Number Y/139/20/DOC at Land south of Ford Lane and East of North End Road, Yapton

Importance: High

Dear All,

I hereby wish to confirm that you should be working with the following plans and documents for discharge of condition **Y/139/20/DOC** at Land south of Ford Lane and East of North End Road, Yapton:

- Construction Method Statement, Ford Lane, Yapton, **Rev. D** December 2020 (Ref. RHSC/YAP-FL/CMSd), prepared by GHPC Group Ltd.
- Designer's Response to Road Safety Audit Stage 1/2 (Ref. 18-344-14 **Rev. B**), prepared by Odyssey, January 2021.
- Drawing No. 18-344/700 **Rev. C** - Agreement Plan.
- Drawing No. 18-344/701 **Rev. E** - General Arrangement.
- Drawing No. 18/344/702 **Rev. B** - Levels and Drainage.

Once I have received confirmation from the Local Highway Authority that they are satisfied with these plans and documents, the Local Planning Authority will approve and discharge the DOC.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Simon Jane [REDACTED]

Sent: 13 January 2021 14:08

To: Tim Townsend [REDACTED]
[REDACTED]

Subject: RE: Response To Application Number Y/139/20/DOC at Land south of Ford Lane and East of North End Road Ford BN18 0DS

Hi Tim,

Thanks for getting back to me.

The drawings were updated to address the comments within your attached response and re-submitted end of November.

You should now have all of the information to combat the issues, attached again for avoidance of doubt.

I was provided your response below via Michael/Tilly:

Dear Michael,

Thank you for your email of 17th December 2020 found below.

Having now reviewed this and other related emails from Tilly Whishaw, my latest comments to Y/105/20 (CEMP and temporary construction access) are as follows:

- 1. Reason for access confirmed by Tilly Whishaw.*
- 2. Drainage details acceptable - will be checked in further detail as part of 538/278 stage.*
- 3. Designer's Response requires updating to reflect current position.*
- 4. Further information in support of visibility splays as requested previously still NOT provided.*

Given the above, matters in both 3 and 4 still require attention. When you have replies from the applicants/their agents to these, please re-consult and I will consider those then.

Thank you,

Tim

The only point outstanding in my view was point 3, the RSA designers response, which has now been done and is attached. As mentioned from speaking to Lee I understand you will be adding the overseeing authority response to points 3.1.1 and 3.3.1.

- Drawing 18-344-701E – Construction Access General Arrangement shows the updated visibility splays in line with the speed survey results and addresses point 3.3.1.
- Drawing 18-344-702B - Construction Access Levels and Drainage, shows the updated levels and drainage proposals to address point 3.1.1 and this approach was agreed with Lee Moses prior to the update.

If I am mistaken can you please clarify what exactly you are expecting further to these updated drawings please, so we can get this matter resolved by working together.

Ultimately as stressed before as soon as this temporary access is in place we will be starting our 5278 works on Ford Lane to construct the main site access and the road will be under positive traffic management, further lowering vehicle speeds and driver awareness in the vicinity of the temporary access.

If it is easier to run through over the phone should you have any final queries please call my mobile.

Thanks

Simon

From: Tim Townsend [REDACTED]

Sent: 13 January 2021 13:19

To: Simon Jane [REDACTED]

Subject: RE: Response To Application Number Y/139/20/DOC at Land south of Ford Lane and East of North End Road Ford BN18 ODS

Importance: High

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THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE.
CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!

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Dear Simon,

Thanks for your email found below.

Attached is my last formal response to Michael Eastham sent under planning reference Y/105/20 (now Y/131/20). However, I did have an exchange of emails with Michael back in December resulting in me again highlighting what the outstanding issue was because I was being re-consulted with the same plans and information and not the actual piece of information I wanted. To assist matters, I have done this again on the attachment.

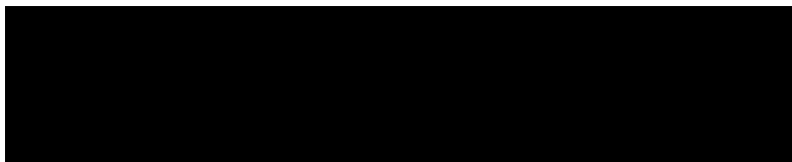
I look forward to receiving the necessary information from you.

Thank you,

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



From: Simon Jane [REDACTED]
Sent: 13 January 2021 12:13
To: Tim Townsend [REDACTED]
Cc: Lee Moses [REDACTED]
Subject: Response To Application Number Y/139/20/DOC at Land south of Ford Lane and East of North End Road Ford BN18 0DS

Hi Tim,

I've been trying to call you to discuss this matter.

Would you be able to give me a call back please.

I just want to ascertain where you are with this, I understand from Lee you will be adding your comments to the RSA.

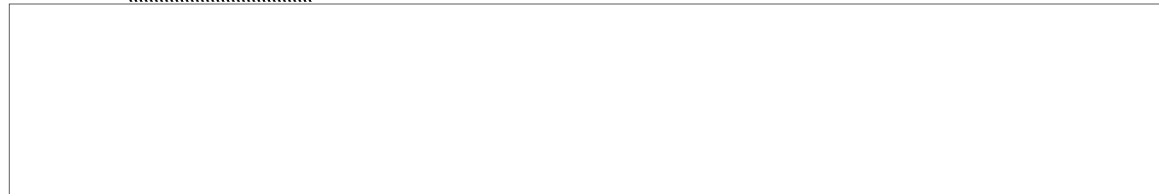
I want to ensure we have now covered all bases and this can allow for the DOC.

Thanks

Simon

Simon Jane
Engineering Manager

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QS



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