

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 February 2021 11:12
To: Planning Scanning
Subject: FW: Response To Application Number Y/131/20/DOC at Land south of Ford Lane and East of North End Road, Yapton

Amanda Scholes

T: 01903 737453
E: amanda.scholes@arun.gov.uk



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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 10 February 2021 11:07
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 **WSCC Rights of Way Team** to application **Y/131/20/DOC**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

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



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From: Darryl Hobden [REDACTED]
Sent: 10 February 2021 10:40
To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Tim Townsend [REDACTED]

Cc: Craige Burden [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,

From a PRoW perspective we are now seeking to maintain the current arrangement for the Footpaths, albeit achieving a 3m width and surfaced to the supplied specification, to future proof the options here. The cycleway West to East may feed into the footpath along the Eastern boundary however primarily this is a matter for the Planning Authority and developer to discuss with regards to improved links and may well feed into any future plans for development on the adjacent site, so I acknowledge its merits.

The cycleway will not be adopted or dedicated as a Public Right of Way and so my only comments would be to reiterate the need to differentiate between those routes advertised on site as cyclable and the two Public Footpaths to prevent any contradiction with the WSCC Footpath way markers which will be in place.

The developer may decide, on an informal basis, to allow cycling on the Footpaths within its land ownership but as above this may not be formally advised on either Footpath 357 or 358 as no legal agreement to change the status is currently being sought. Other than the staggered barriers under discussion at the Ford Lane junction of Footpath 358, no other structures will be permitted on the surface of the Public Footpaths without formal application.

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/>

Mapping reproduced from or based upon 2013 Ordnance Survey material, WSCC licence 100023447. Rights of Way information is not definitive.

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

Sent: 05 February 2021 16:34

To: Tim Townsend [REDACTED] Darryl Hobden [REDACTED]
Cc: Craige Burden [REDACTED]
Subject: FW: Response To Application Number Y/139/20/DOC at Land south of Ford Lane and East of North End Road, Yapton
Importance: High

Hi Tim and Darryl,

Further to my email of Wednesday 3rd February 2021, could we three have a catch up call and discuss exactly what we want the developer to deliver in terms of footway/cycleway connections along the eastern boundary of the site?

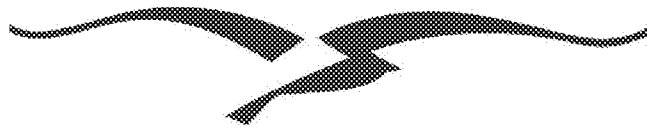
Regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

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

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From: Michael Eastham

Sent: 03 February 2021 17:15

To: [REDACTED] Darryl Hobden <[REDACTED]>

Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>

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

Importance: High

Hi Tim and Darryl,

Please see the email below from Craige Burden at Redrow.

Could we three have a catch up call and discuss exactly what we want the developer to deliver in terms of footway/cycleway connections?

Regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

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

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From: Craige Burden [REDACTED]

Sent: 03 February 2021 14:46

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

Cc: Tilly Whishaw [REDACTED]

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

Michael

Thank you for the email.

Redrow are happy to work with Arun District Council to resolve this issue however, there are probably a number of points to be addressed.

1. I believe the current proposals respond to suggestions from ADC / WSCC.
2. The Ford Airfield Master Plan is being considered by the Council today. I believe that they will not be ratifying this because there is uncertainty in relation to the delivery of the school. If there is uncertainty and this is delaying the ratification of the school, why are the Council still seeking to deliver a cycle way to the boundary of this site?
3. The original outline scheme did not require the cycle way to go to the boundary of the site. The attached plan is one of the approved plan and this clearly shows the cycleway terminating at the access road.
4. Arun District Council appear very focused on enforcement in relation to the site. In order to resolve all the issues, Redrow need some assurances that as long as both parties are working together, it will be considered that enforcement action is not in the public interest.

If we can get some clarity from ADC / WSCC in relation to what they would like to see delivered (and where) along this boundary, we can amend the plans as part of the process we are undertaking to assist WSCC in being able to support the application. We continue to flex and try to work with the Council, so hope that as soon as we get some clarity we can provide an updated submission.

Kind regards

Craige

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

Sent: 02 February 2021 15:29

To: Craige Burden [REDACTED] Tilly Whishaw [REDACTED]

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

Importance: High

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Hi Craige and Tilly,

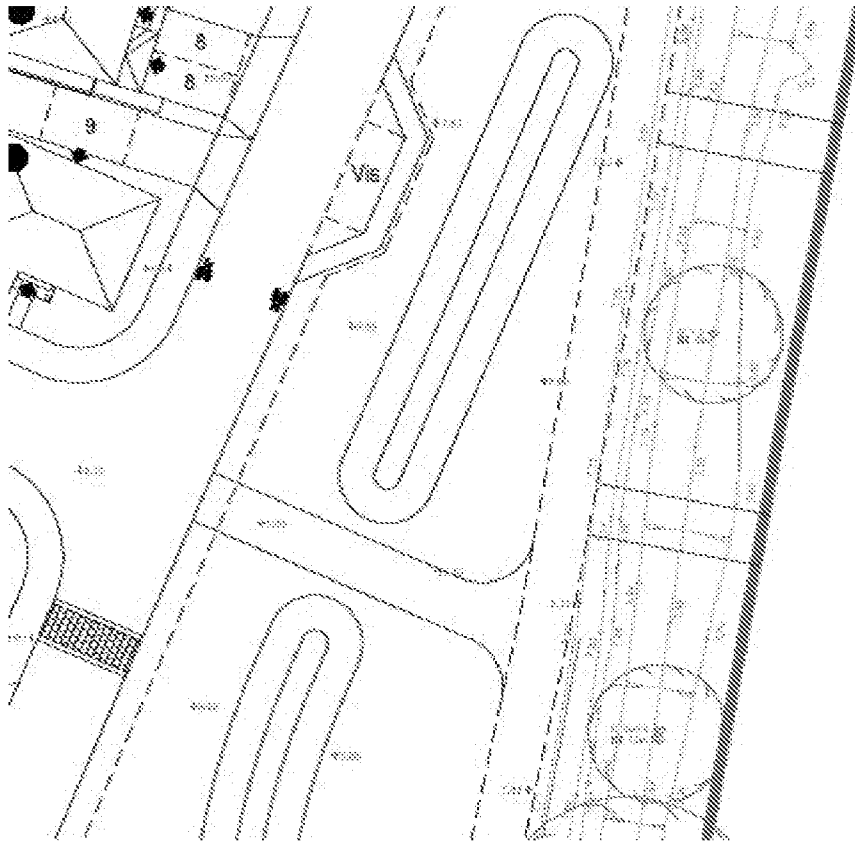
LAND SOUTH OF FORD LANE AND EAST OF NORTH END ROAD, YAPTON

The Local Planning Authority has concerns about the locations of the 2 proposed cycleway crossings identified on the Cycle Route Plan that are located east of the swale, linking up with the adjacent field.

Do you consider there is a need for 2 cycleway crossings into the field to the east of the site, or would 1 cycleway crossing be sufficient?

Should the cycleway crossing(s) line up with the crossing point over the swale so that cyclists can cycle with ease and not fall off their bikes at the right angled connection with the Public Right of Way which runs northwards towards Ford Lane?

I have enlarged the extract from the Cycle Route Plan below, identifying the area where the cycleway crosses the swale and the swathe of public open space on the eastern boundary of the site:



Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Craig Burden [REDACTED]

Sent: 14 January 2021 13:59

To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Tilly Whishaw [REDACTED]

Cc: Daniel Vick <Daniel.Vick@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

Michael

Thank you for the email, could Arun District Council (with the County Council) help us and provide some clarity on what needs to be submitted to satisfy the condition?

The four attached drawings have been submitted and these provide a lot of information to satisfy the condition.

It seems Mr Townsend is requesting a detailed drawing where Footpath 357 meets Ford Lane and where the footpaths meet the southern boundary? (It does seem this information is already shown on drawing 18-344-112A; I also think this area is picked up in the S278 drawings which are before the County Council). The request for a safety audit seems to sit outside the realms of planning and I would have thought this would have been picked up as part of the dedication process for the footpaths or the S278 process rather than the DOC process.

There are matters which Mr Townsend seems to be indicating that relate to separate processes (for example the dedication of footpath 358 as a bridleway will be done outside of the DOC process; much in the same way the temporary closure of footpath 357 has been done under separate legislation by Redrow). Other matters such as the future proofing of footpath 359 to allow it to become 5m wide really should have been dealt with via the RM application where the layout was approved. There is space on the layout for the suggested width, and I presume this would be addressed in the future by other mechanisms in relation to the Highways Act.

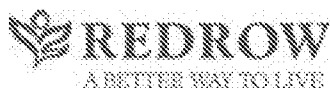
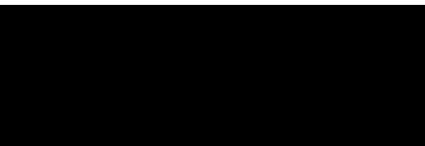
We're keen to help the Council, but it isn't really clear what's being asked for at this time.

Kind regards

Craig

Craig Burden
Head of Planning

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



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Think before you print

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

Sent: 14 January 2021 12:09

To: Craig Burden [REDACTED] Tilly Whishaw [REDACTED]

Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>

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

Importance: High

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Dear Craig and Tilly,

Please see the email below from the Local Highway Authority. I have highlighted the relevant text in yellow.

I look forward to receiving your response.

Kind regards,

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: 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.

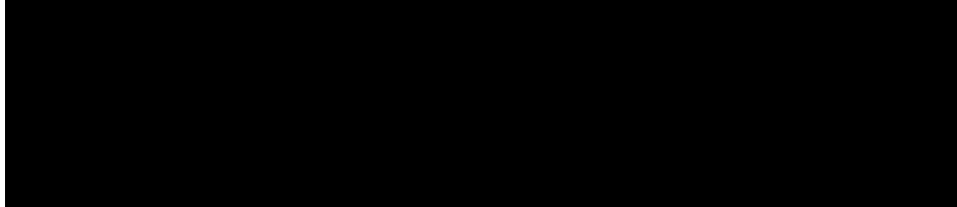
Please would you put this to the applicant.

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



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

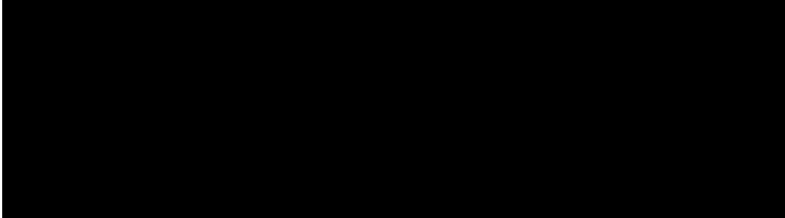
Thanks for the clarification Michael.

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]

Cc: Lee Moses [redacted]; Tilly Whishaw <[redacted]>; Mike Dodds [redacted]; Craige Burden [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]>
Cc: Lee Moses <[REDACTED]>; Michael Eastham <Michael.Eastham@arun.gov.uk>; Tilly Whishaw <[REDACTED]>; Mike Dodds <[REDACTED]>; Craige Burden <[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

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 S38/278 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 S278 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]
Cc: Lee Moses <[REDACTED]> 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 Ford BN18 0DS
Importance: High

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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 Paraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QB

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