

**From:** Michael Eastham <Michael.Eastham@arun.gov.uk>  
**Sent:** 20 April 2021 13:57  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: Y/131/20/DOC - Condition 8 - Land South of Ford Lane and East of North End Road, Yapton

Please upload onto Ocella the email below which is a final consultation response from the **Local Highway Authority** raising **"No objection"** to **Condition 8** of 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](mailto:michael.eastham@arun.gov.uk)

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**From:** Tim Townsend [REDACTED]  
**Sent:** 20 April 2021 13:33  
**To:** Dominic Smith [REDACTED] Michael Eastham <Michael.Eastham@arun.gov.uk>  
**Cc:** Tilly Wishaw [REDACTED] Lee Moses [REDACTED]  
**Subject:** RE: Y/131/20/DOC - Condition 8 - Land South of Ford Lane and East of North End Road, Yapton

Dear Dominic,

Thank you for your email found below.

From the WSCC Highways perspective, I am happy to proceed on the basis of the information provided below. However, I will add that at the construction stage, it will be important to ensure that the path in and out of the site is as level as possible in order to avoid any steep slope from the site boundary to the edge of the North End Road. As such, careful grading of all approaches to the said feature will be required and also appreciating also that some of the works will require some changes to the already approved S278 works also on North End Road.

For planning (Michael's) purposes, any permission must reflect the latest drawings and safety audit recommendations. Therefore based on that, WSCC raises no objection to the proposals as now provided.

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

Web: [www.westsussex.gov.uk](http://www.westsussex.gov.uk)

---

**From:** Dominic Smith

**Sent:** 20 April 2021 11:23

**To:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>

**Cc:** Tilly Whishaw Tim Townsend

**Subject:** RE: Y/131/20/DOC - Condition 8 - Land South of Ford Lane and East of North End Road, Yapton

Good morning Michael

We've received comment back from the Auditor which recommended one further amendment – the barriers be reinstated to replace the bollard. I've spoken to Tim; the WSCC preference would be for the bollard, and prior to installation the specification of the restraint measure (whether it's a barrier or a bollard) can be considered through an Exception Report. For the purposes of the drawing we've shown a barrier with a note.

Therefore, I've updated the drawing and the Appendix F template. In response to your email below I can confirm the following are the final documents. For ease, I've attached the relevant documents and Tilly will be best placed to advise on the remaining documents.

- Drawing ITB14679-GA-002 Rev G – PROW Plan
- ITB14679-006D – GG119 Appendix F Form, prepared by i-Transport LLP
- Road Safety Audit Report: Proposed works to existing Public Footpaths through Meadow Gardens, North End Road, Yapton (Ref. RSA-20-193 Issue 3), prepared by Fenley Road Safety Limited
- 310321 – Additional Auditor Comments 1
- 200421 – Additional Auditor Comments 2

Tim - following on from our conversation today/yesterday I've completed the GG119 form and added my signature. I've included some commentary in the Overseeing Organisation section which hopefully captures our conversation.

Kind regards

Dom



Dominic Smith  
Associate Partner  
for i-Transport LLP

Basingstoke Office: Grove House, Lutyens Close,  
Chineham Court, Basingstoke, RG24 8AG

---

**From:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>  
**Sent:** 20 April 2021 08:08  
**To:** Dominic Smith [REDACTED]  
**Cc:** Tilly Whishaw [REDACTED]  
**Subject:** RE: Y/131/20/DOC - Condition 8 - Land South of Ford Lane and East of North End Road, Yapton  
**Importance:** High

Hi Dominic,

I have the following list of plans and documents listed for approval under **Condition 8** of discharge of condition application **Y/131/20/DOC**.

Please could you confirm that this list is up-to-date and correct?

- Road Safety Audit Report: Proposed works to existing Public Footpaths through Meadow Gardens, North End Road, Yapton (Ref. RSA-20-193 Issue 3), prepared by Fenley Road Safety Limited, March 2021.
- Technical Note: Stage 1 Road Safety Audit - GG119 Designer's Response Format: Land South of Ford Lane (Ref. DS/ITB14679-006C), prepared by Fenley Road Safety Limited, 23rd March 2021.
- Drawing No. D2831-FAB-OO-GL-DR-L-0402 Rev. PL02 - Sections through public right of way footpath 357.
- Drawing No. D2831-FAB-OO-GL-DR-L-0403 Rev. PL02 - Sections through public right of way footpath 358 and 359.
- Drawing No. 18-344/112 Rev. A - Cycle Route Plan.
- Drawing No. A855 - 84 Rev. A - Movement Plan (in accordance with A855\_83)
- Drawing No. ITB14679-GA-002 Rev. F - Public Right of Way Plan.

Kind regards,

Michael

**Michael Eastham**  
Principal Planning Officer,  
Planning Department

**T:** 01903 737772  
**E:** [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)



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**From:** Dominic Smith [REDACTED]  
**Sent:** 19 April 2021 17:52  
**To:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>; SU Local Development [REDACTED]  
Tim Townsend [REDACTED]  
**Cc:** Darryl Hobden [REDACTED] Tilly Whishaw [REDACTED]  
**Subject:** RE: Y/131/20/DOC - Condition 8 - Land South of Ford Lane and East of North End Road, Yapton

Good afternoon Michael

Please find attached the amended drawing – ITB14679-GA-002 Rev F. There has been a slight tweak to the arrangement for the access onto Ford Lane, which includes replacement of the staggered barrier with a bollard and the introduction of tactile paving and give-way demarcation.

The tactile paving is situated on the adjacent footway which is subject to a S278 drawing; the overall extent of the Agreement Drawing remains the same (e.g. there is no alteration to the width of the carriageway or footway) and the revised arrangement can be included as part of the as-built drawings.

I've discussed the arrangement with Tim and my understanding is that he is content with the arrangements shown, subject to comment from the Auditor. I've sent this onto the Auditors and I'm just waiting their response. I don't envisage any further comment from them as the arrangement is broadly in accordance with their previous comments. Assuming that's all fine then Tim should be able confirm no objection to the discharge of Condition 8.

Kind regards

Dominic



**Dominic Smith**  
Associate Partner  
for i-Transport LLP

**Basingstoke Office:** Grove House, Lutyens Close,  
Chineham Court, Basingstoke, RG24 8AG

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

**Sent:** 19 April 2021 14:28

**To:** Dominic Smith [REDACTED] SU Local Development

[REDACTED] Tim Townsend [REDACTED]

**Cc:** Darryl Hobden [REDACTED]

**Subject:** RE: Y/131/20/DOC - Condition 8 - Land South of Ford Lane and East of North End Road, Yapton

Hi Dominic,

I look forward to receiving the amended plan this afternoon.

Kind regards,

Michael

**Michael Eastham**  
Principal Planning Officer,  
Planning Department

**T:** 01903 737772

**E:** [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)

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**From:** Dominic Smith [REDACTED]  
**Sent:** 19 April 2021 09:42  
**To:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>; SU Local Development [REDACTED]  
Tim Townsend [REDACTED]  
**Cc:** Darryl Hobden [REDACTED]  
**Subject:** RE: Y/131/20/DOC - Condition 8 - Land South of Ford Lane and East of North End Road, Yapton

Good morning Michael

Tim and I spoke on Friday – a minor amendment to the plan previously submitted has been requested in relation to the North End Road cycle connection.

I'm just in the process of amending the drawing and sending it over to Tim – we're due to catch up at circa 15.30 to discuss and finalise, and we should be in a position to get this closed off prior to the expiry of the EoT tomorrow.

Kind regards

Dom



**Dominic Smith**  
Associate Partner  
for i-Transport LLP

**Basingstoke Office:** Grove House, Lutyens Close,  
Chineham Court, Basingstoke, RG24 8AG

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**From:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>  
**Sent:** 19 April 2021 09:37  
**To:** SU Local Development [REDACTED] Tim Townsend [REDACTED]  
[REDACTED]  
**Cc:** Darryl Hobden [REDACTED] Dominic Smith [REDACTED]  
**Subject:** FW: Y/131/20/DOC - Condition 8 - Land South of Ford Lane and East of North End Road, Yapton  
**Importance:** High

Tim,

Are you satisfied with the RSA and the additional information that has been submitted for **Condition 8** of discharge of condition application **Y/131/20/DOC**?

Are you prepared to submit "No objection"?

Regards,

Michael

**Michael Eastham**  
Principal Planning Officer,  
Planning Department

**T:** 01903 737772  
**E:** [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)

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**From:** Dominic Smith [REDACTED]  
**Sent:** 01 April 2021 10:26  
**To:** Tim Townsend [REDACTED] Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>  
**Cc:** Tilly Whishaw [REDACTED] Lee Moses [REDACTED]  
**Subject:** RE: Y/131/20/DOC - Condition 8 - Land South of Ford Lane and East of North End Road, Yapton

Good morning Tim

Following on from my email yesterday, the Auditor has provided his additional comments – please find attached. He has confirmed he is satisfied with the amendments subject to a minor amendment to the position of the corduroy paving and associated signage.

We've updated the drawing and Appendix F template accordingly – please also find these attached.

Kind regards

Dom



**Dominic Smith**  
Associate Partner  
for i-Transport LLP

**Basingstoke Office:** Grove House, Lutyens Close,  
Chineham Court, Basingstoke, RG24 8AG

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**From:** Dominic Smith  
**Sent:** 31 March 2021 17:11  
**To:** 'Tim Townsend' [REDACTED] Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>  
**Cc:** Tilly Whishaw [REDACTED] Lee Moses [REDACTED]  
**Subject:** RE: Y/131/20/DOC - Condition 8 - Land South of Ford Lane and East of North End Road, Yapton [Filed 31 Mar 2021 17:10]

Good afternoon Tim

Thanks for your comments – please find attached an updated drawing and Appendix F Designers Response.

I've added both your comments and the Design Team response to the Appendix F record. We've reinstated the footway to a 3m width, given that the identified hazard won't be present with the change to a slope. The slope itself forms part of the S278 Highway Works, which I understand have received consent, and so the safety of this feature will have been considered as part of this approval process. Nevertheless, I've sought confirmation from the Auditor that they are satisfied with the proposed amendment and I'll forward this as soon as I have it.

In respect of the transition to the North End Road carriageway, this is again outside of the scope of the Audit and is situated in the area covered by the S278 Agreement. Notwithstanding, we've identified that dropped kerbs can be provided at this location to provide the transition that you seek – as these would be constructed in accordance with WSCC Standard Details, I envisage that they can be incorporated as a change into the construction and recorded as part of the S278 Agreement as part of the as-built drawings.

I trust that this addresses the outstanding comments, and I'll forward the response from the Auditor ASAP.

Kind regards

Dom



**Dominic Smith**  
Associate Partner  
for i-Transport LLP

**Basingstoke Office:** Grove House, Lutyens Close,  
Chineham Court, Basingstoke, RG24 8AG

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**From:** Tim Townsend [REDACTED]  
**Sent:** 29 March 2021 12:10  
**To:** Dominic Smith [REDACTED] Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>  
**Cc:** Tilly Whishaw [REDACTED] Lee Moses [REDACTED]  
**Subject:** RE: Y/131/20/DOC - Condition 8 - Land South of Ford Lane and East of North End Road, Yapton

Dear Dominic,

Thank you for your email of 24<sup>th</sup> March found below.

Having now reviewed it I have two points to make.

- 1. Problem B.2.1** – It is my understanding that the steps currently providing pedestrian access to Ford Lane at the northern end of Public Footpath 357 and referred to in the Safety Audit are to be removed and replaced by a ramp as part of the S278 works for Ford Lane. Please would you check this and if correct, refer to the Audit Team for any further comments. Following that, you will need to re-visit the Designer's Response in light of the ramp (if confirmed) and any comments forthcoming from the Audit Team.
- 2. Problem B.4.2** – Although the Designer's Response refers to provision of tactile and corduroy paving it does not reply to the Audit Team's comments about lack of facility to permit cyclists to enter or leave North End Road on the 'level'. As such, this needs to be addressed, please, and the Designer's Response updated accordingly.

I look forward to hearing 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

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**From:** Dominic Smith [REDACTED]

**Sent:** 24 March 2021 09:10

**To:** Michael Eastham <Michael.Eastham@arun.gov.uk>; Tim Townsend [REDACTED]

**Cc:** Tilly Whishaw [REDACTED]

**Subject:** RE: Y/131/20/DOC - Condition 8 - Land South of Ford Lane and East of North End Road, Yapton

Good morning Michael

Following on from the exchange on Monday, please find attached the Road Safety Audit which also incorporates the Designer Response.

A total of 4 matters were identified by the Auditor. Having reviewed the Audit we have accepted all matters raised by the Auditor and amended the design in accordance with their recommendations. We've updated the drawing to incorporate the required amendments. A copy is included as part of the Audit and I've also attached a copy separately, drawing reference ITB14679-GA-002 Rev C. I've also prepared the Designer Response in the GG119 Appendix F format, and a Word version of this document is attached to enable the Overseeing Organisation (WSCC) to complete their sections – for expediency, and as we've accepted all matters raised by the Auditor and amended the design as per their recommendations, I've pre-signed the Design Organisation sections of the GG119 Response.

I trust that addresses all outstanding matters and enables you to discharge the condition accordingly.

Kind regards

Dom



**Dominic Smith**  
Associate Partner  
for i-Transport LLP

**Basingstoke Office:** Grove House, Lutyens Close,  
Chineham Court, Basingstoke, RG24 8AG

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**From:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>  
**Sent:** 22 March 2021 15:43  
**To:** Dominic Smith [REDACTED] Tilly Whishaw [REDACTED] Tim Townsend [REDACTED]  
**Subject:** RE: Y/131/20/DOC - Condition 8 - Land South of Ford Lane and East of North End Road, Yapton

Hi Dom,

Thanks for the update.

I look forward to receiving the Road Safety Audit (RSA) with Designers Response tomorrow.

Kind regards

Michael

**Michael Eastham**  
Principal Planning Officer,  
Planning Department

**T:** 01903 737772  
**E:** [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)



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**Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.**

**During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:**

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

**The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.**

**All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.**

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**From:** Dominic Smith [REDACTED]  
**Sent:** 22 March 2021 09:38  
**To:** Michael Eastham <[Michael.Eastham@arun.gov.uk](mailto:Michael.Eastham@arun.gov.uk)>; Tilly Whishaw [REDACTED] Tim Townsend [REDACTED]  
**Subject:** RE: Y/131/20/DOC - Condition 8 - Land South of Ford Lane and East of North End Road, Yapton

Good morning Michael

I've spoken to the Auditor – he intends to issue the finalised RSA today, so we'll be in a position to submit the RSA with Designers Response to you tomorrow.

Kind regards

Dom



**Dominic Smith**  
Associate Partner  
for i-Transport LLP

**Basingstoke Office:** Grove House, Lutyens Close,  
Chineham Court, Basingstoke, RG24 8AG

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

**Sent:** 22 March 2021 08:30

**To:** Tilly Whishaw [REDACTED] Dominic Smith [REDACTED] Tim Townsend [REDACTED]

**Subject:** Y/131/20/DOC - Condition 8 - Land South of Ford Lane and East of North End Road, Yapton  
**Importance:** High

Dear All,

Please could we all work together this week on the Road Safety Audit and the Designers Response for the cycleways in **Condition 8** of discharge of condition application **Y/131/20/DOC**?

It would be good if we could have all the paperwork in place by **5.00pm on Thursday 25<sup>th</sup> March**, with no objection from WSCC, so that Condition 8 could be approved and discharged by the LPA on **Friday 26<sup>th</sup> March**.

I look forward to receiving your replies.

Kind regards,

Michael

**Michael Eastham**  
Principal Planning Officer,  
Planning Department

**T:** 01903 737772  
**E:** [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)



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- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

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