

Redrow Homes Ltd
Redrow House
Unit 1, Faraday Office Park
Rankine Road
Basingstoke
RG24 8QB

Date: 18th May 2021

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: Y/131/20/DOC

Dear Miss Whishaw,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under ref APP/C3810/W/17/3170059 (Y/80/16/OUT)
relating to Condition Nos 7 - means of access/egress onto Ford Lane, 8 - retention & improvement of
Public Rights of Way 357, 358, 359 & new cycle & pedestrian routes, 9 - Stage 1 Road Safety Audit,
12 - Travel Plan and 17 - Phase 1 Habitat Survey
Land South of Ford Lane east of North End Road Yapton Arundel BN18 0DS

Notification regarding the above application:

Condition Number 8

No development shall commence until detailed scheme, design and construction drawings for the retention and improvement of public rights of way routes 357, 358 and 359, together with the provision of new cycle and new pedestrian routes through the site and to North End Road, have been submitted to and approved in writing by the LPA. No dwellings shall be occupied until the improvements and new pedestrian and cycle routes have been implemented and constructed in accordance with the approved detailed scheme, design and construction drawings and any legal requirements, as may be necessary.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 8 imposed on the outline planning permission Y/80/16/OUT: relating to the retention and improvement of public rights of way together with the provision of new cycle and new pedestrian routes through the site is approved and the condition is hereby discharged.

- 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.
- ITB14679-006D - GG119 Appendix F Form, prepared by i-Transport LLP
- 310321 - Additional Auditor Comments 1
- 200421 - Additional Auditor Comments 2
- 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. G - Public Right of Way Plan.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning