

[REDACTED]

From: Simon Davis
Sent: 26 February 2020 09:18
To: Planning Scanning
Subject: FW: Y/17/20/PL

[REDACTED]

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Dear Stephen,

Further to your consultation advice of 21 February, please see below response from the applicant.

I am inclined to agree with them re the need for a footway being on Clays Farm but please advise whether this is desirable or essential from your point of view? Note that the first Clays Farm application (Y/62/18/OUT) was allowed on appeal yesterday. If you are still not happy re the CMP plans then I would agree we could condition it.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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Save the environment - think before you print.

From: Ellie White [REDACTED]
Sent: 24 February 2020 17:27
To: Simon Davis [REDACTED]
Subject: RE: Y/17/20/PL

Dear Simon,

Thank you for forwarding the response from WSCC. I have spoken with the applicant and their comments are set out below.

Access

Noted thank you.

CMP

The Engineering Manager has responded with the following:

I note the comment on 'cut up' plans, however all drawings and information related to the proposed access application has been included. There is no foreseeable additional information required and the typical appendix drawings (access plan, tracking drawings and site compound drawings) are no different to the information previously issued and subsequently approved under our other development applications within Arun District Council and West Sussex.

Footway

Clays Farm hasn't been approved, nor is it an allocation, it only has a resolution to grant at this stage.

Village facilities are located to the south of this application site and we are extending the footpath to connect to the south. We would therefore suggest that extending north is an unreasonable request, it should be the Clays Farm application that is required to extend south in order to allow for connectivity and to ensure sustainable modes of transport to the village facilities.

There is already an outline application for access approved on this site, the reason for submitting a standalone application is due to the safety and traffic benefits for the school and local community on North End Road. The outline consent does not require the provision of a footpath north. Whilst this is a stand alone application, we are of the opinion that the previous consent should be considered because we could otherwise withdraw and revert back to this.

The Parish and District Council have made it clear that footpath links to the northern and southern boundaries are required to try and ensure connectivity. This is to be incorporated within the scheme to try and reduce the pedestrian traffic on the main road. It is unlikely that any RM application would be approved without demonstrating this level of connectivity. Whilst this is a standalone application for access, we do not believe that it should be considered in isolation and should be considered in line with the fall back position of the previous outlines and the RM requirements.

I hope the above addresses the WSCC concerns but I look forward to hearing from you.

With Kind regards,
Ellie