[redacted]

From: Simon Davis
Sent: 09 September 2020 10:46
To: chris sprules [redacted]

Subject: RE: Y/78/20/RES (Y92/17/OUT) Drove Lane (but comments are relevant to Stakers farm and other sites in Village)

Dear Chris,

I have requested that our Conservation Officer provide an opinion on the canal path when he provides his comments on the application.

There is a plan showing connections on page 6 of the Design & Access Statement. Also, you should look at the July '20 Design Code which we approved on application Y/41/20/DOC, which sets parameters for the development of the site and which has a specific section on Access & Movements (see section 5.6 of that document).

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: chris sprules [redacted]
Sent: 08 September 2020 19:45
To: Simon Davis <Simon.Davis@arun.gov.uk>
[redacted]

Subject: Re: Y/78/20/RES (Y92/17/OUT) Drove Lane (but comments are relevant to Stakers farm and other sites in Village)
Importance: High

Hi Simon

Thank you for your note. As you realise it is SO important for Yapton to have a good network and infrastructure of off road cycle /walking NMU routes because traffic levels will see a massive increase and we are tasked in trying to offer an alternative to car travel. I am reassured by your comments but i am struggling to find a plan that clearly shows proposed routes across SD7 site.

Old Canal

An NMU route is required between Yapton and Barnham. The obvious first stretch off the route from Tack Lee Bridge to Drove lane could see the Footpath upgraded running alongside the canal (with hedge removed.) It would enhance/secure the site, make a great feature for the housing site (and views) and provide an off road section. This NMU is supported by "Friends of the Old Ford too Hunston Canal" and is described in the Yapton Neighbourhood plan V2. I note that the reason for not doing it but cant understand the logic!

Amanda I would be obliged if you could support a review of this decision - I am happy to meet up with you and if necessary bring some colleagues form the Friends of the Canal group

Thanks again Simon

Chris

Chris Sprules
SUSTRANS
Emsworth - Littlehampton - Petersfield- Pulborough

[redacted]

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> On 3 Sep 2020, at 11:22, Simon Davis <Simon.Davis@arun.gov.uk> wrote:
>
> Dear Chris,
>
> I assume by summary paper that you mean the officer report and report updates etc. If so then I'm afraid that these are sent out internally only and I am not able to authorise any changes to the procedure.
>
> The site layout includes a designated cycle pathway through the site. This will flow through the site, into and through the adjacent site (ref Y/91/17/OUT - this Reserved Matters application is expected soon) allowing designated and safe cycle access from Main Road to Bilsham Road. In addition, there are numerous footpath links within the site layout allowing connections to existing footpaths in the area.
>
> You may also wish to note that the S.106 Legal Agreement for this site requires a cycleway contribution and also a cycleway scheme concerning the upgrading of certain existing routes within

Landlink owned land to the Northwest of the application site. The S.106 for the other half of the site (Y/91/17/OUT) also requires a cycleway contribution.

As regards a formal pedestrian/cycle route along the canal at the front of the site, it was decided at the Outline stage (app Y/92/17/OUT) that this was likely to be detrimental to the setting of the heritage asset (the historic canal) and consequently, no provisions were put in place regarding this. However, that is not to say that we cannot look at this again if it is considered that the proposed routes are not sufficient.

You state in the subject header of the email that the comments are also relevant to Stakers farm and other sites in Village therefore please note that it is our intention to secure a cycle/footpath from the Bonhams Field site (approved application Y/63/19/RES), through the Stakers Farm/Land North of the School sites (current applications Y/71/20/RES & Y/72/20/RES), through the Clays Farm site (approved outline application Y/83/19/OUT) and into the Land at Street Buildings site (current application Y/39/20/RES) allowing a connection from Main Road to North End Road & Maypole Lane.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place
<image001.jpg>
T: 01903 737874
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From: chris sprules [redacted]
Sent: 02 September 2020 19:39
To: Simon Davis <Simon.Davis@arun.gov.uk>
[redacted]
Subject: Y/78/20/RES (Y92/17/OUT) Drove Lane (but comments are relevant to Stakers farm and other sites in Village)

Hi Simon

I understand that you are the Planning officer for this application.

I would like to ask if i could be copied into your summary paper that Councillors receive prior to the planning meeting

The site appears to show little support for the Sustainable transport / Climate change agenda and I am keen to understand how this site offers new residents alternative ways of travel other than just be car. I assume that these items are covered on the closed pre meetings that you have with the developers?

The local community has put suggestions forward to Arun District Council that would allow/see the old canal be repurposed. The creation of a proper GREENWAY running East West from FORD to BARNHAM could be easily achieved given all the other sites along the route and local support. If ADC supports this idea then there is certainly no mention of it in this application

SO can you / Nigel reassure the residents that ADC has grasped the concept of holistic planning and Sustainable transport and that the outcome from all this planning will be a comprehensive and sustainable infrastructure for YAPTON which would allow current and future residents too move safely across the area for work, school, leisure and travel?

Yours

Chris Sprules

Chris Sprules
SUSTRANS
Emsworth - Littlehampton - Petersfield- Pulborough

[redacted]

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