

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 14 October 2020 08:01
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/82/20/RES - Land to the south of Ford Lane and East of North End Road, Yapton

Please upload onto Ocella the email trail below and the attachment from the **WSCC Rights of Way Team** which is a further consultation response to reserved matters application **Y/82/20/RES** relating to Land to the south of Ford Lane and East of North End Road, Yapton.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

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

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Darryl Hobden [REDACTED]
Sent: 14 October 2020 07:19

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

Subject: RE: Y/82/20/RES - Land to the south of Ford Lane and East of North End Road, Yapton

Hi Michael,

This was raised by Redrow Homes back in June so I have attached my response FYI.

Kind regards,

Darryl

Darryl Hobden
Access Ranger – Area 4
Rights of Way - Highways and Transport
West Sussex County Council

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: 13 October 2020 15:24

To: Darryl Hobden

Subject: RE: Y/82/20/RES - Land to the south of Ford Lane and East of North End Road, Yapton

Dear Darryl,

A public right of way (PROW) runs diagonally across the site that is subject to the reserved matters application (Y/82/20/RES) and goes through the root protection area (RPA) of a Lime Tree, which is subject to a Tree Preservation Order.

Would it be possible for the PROW to be re-routed around the root protection area of the Lime Tree?

I look forward to receiving your response.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,



Sign up to our newsletter [here](#)



From: Darryl Hobden [REDACTED]

Sent: 30 September 2020 12:59

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

Subject: RE: Y/82/20/RES - Land to the south of Ford Lane and East of North End Road, Yapton

Dear Michael,

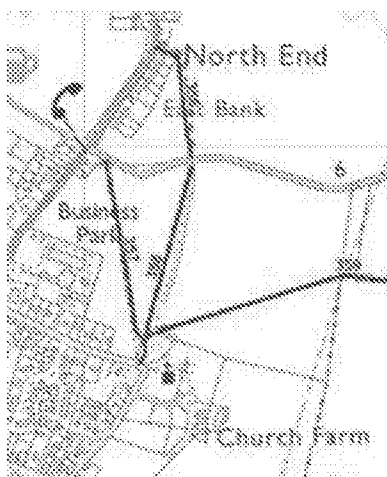
Apologies for the delay in getting back to you, I have had some correspondence with the developer and summarise this below;

Footpaths 357,358 and 359 will remain unaltered in their definitive line within the boundary of the site and so no diversion application under S.257 Town & Country Planning Act will be required.

Footpath 357 will remain as such, with a hard standing agreed with the developer and in consultation with WSCC PRoW team. Dropped curbs will be required at any crossing points / raised platform on the section of roadway to indicate the presence of the PRoW and pedestrian traffic. The developer has been advised that this should be a minimum of 2m wide throughout and if they choose to allow cycling on the route, on a permissive basis, this should increase to 3m.

Footpath 359 which leaves the site in the SE corner will remain a grassed surface with ground reinforcement to be advised, in order to ensure the ground remains firm and useable all year round, whilst maintaining its rural aspect.

We are seeking Footpath 358 on the Eastern boundary of the site to be upgraded to Bridleway status, with a minimum 3m width and surfacing specification to be agreed with WSCC PRoW team. The Southern section from Church Lane (50m approx.) falls outside the development boundary and will require further discussion to secure this section is also upgraded and appropriate to do so.



Kind regards,

Darryl

Darryl Hobden
Access Ranger – Area 4
Rights of Way - Highways and Transport
West Sussex County Council

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: Ian Gledhill [REDACTED]
Sent: 21 September 2020 10:07
To: Darryl Hobden [REDACTED]
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Y/82/20/RES - Land to the south of Ford Lane and East of North End Road, Yapton

Morning Darryl, you provided comments on an earlier application on this site (Y/19/20) earlier in the year. Are you able to review the latest application and provide further comments to Michael directly?

Thanks

Ian Gledhill

Ian Gledhill BSc MCIHT| Principal Planner – County Highways - Planning Services, West Sussex

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 21 September 2020 07:59
To: Ian Gledhill
Subject: RE: Y/82/20/RES - Land to the south of Ford Lane and East of North End Road, Yapton

Hi Ian,

No they have not been consulted separately.

The Technical Support Unit at Arun District Council just send the consult out to WSCC Local Highway Authority.

Could you pass the application on to the WSCC Rights of Way Team?

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



From: Ian Gledhill [REDACTED]

Sent: 21 September 2020 07:56

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

Subject: RE: Y/82/20/RES - Land to the south of Ford Lane and East of North End Road, Yapton

Morning Michael, have they not been consulted separately?

Ian

[Ian Gledhill](#) BSc MCIHT| Principal Planner – County Highways - Planning Services, [West Sussex](#)



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

Sent: 21 September 2020 07:50

To: Ian Gledhill

Subject: Y/82/20/RES - Land to the south of Ford Lane and East of North End Road, Yapton

Hi Ian,

Please could you consult the **WSCC Rights of Way Team** on reserved matters application (**Y/82/20/RES**) - Land to the south of Ford Lane and east of North End Road, Yapton.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772



E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Malttravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

From: Darryl Hobden [REDACTED]
Sent: 01 June 2020 12:41
To: 'Craig Burden'
Subject: RE: Land at Ford Lane, Yapton: Footpath 357

Hi Craig,

I've had a chance to read through your email now. I have concerns over your options but can suggest another – We had a similar situation recently at a development in Thakeham and it was overcome using a non-dig surfacing method for the footpath. This ensures the roots of the tree are protected and allows for a surfacing material to prevent grass area becoming muddy and unsightly in the future.

Not sure if you have any experience of this but I can send you through more details based upon the experience at Thakeham including some information on the subject from our arboriculturalist if you like?

I think this would satisfy all concerns and prevent any deviating of the route which in itself brings legal complications and also introduces the possibility of people creating their own 'direct route' on the ground.

Darryl

Darryl Hobden
Access Ranger – Area 4
Rights of Way - Highways and Transport
West Sussex County Council

WSSC COVID19 Update;

Please note WSSC has suspended the 15 month Inspection and Maintenance Cycle and is currently only taking action on Public Rights of Way where reported issues require work to ensure public safety on the network. Should your enquiry not be of this nature it will be logged so it can be prioritised and addressed in the future when normal working practices are resumed.

May we take this opportunity to remind you to follow social distancing guidelines and keep at least two metres from people if you choose to use Public Rights of Way for your daily exercise. Please be aware others will have touched stiles, gates etc. and you should wash your hands thoroughly when you get home.

To ensure any new problems with a Public Right of Way (PROW) or a new PROW related enquiry is dealt with as quickly and effectively as possible, please click here to: [Report a problem with a Public Right of Way](#)

Landowners please be aware that you are responsible for trees on your land. You have a legal duty of care and must maintain your trees in a reasonably safe condition. For information on ash dieback please click on the following link;

<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.

Did you know you can follow West Sussex Highways on Twitter? @WSHighways

We've launched our new website www.westsussex.gov.uk

From: Craige Burden
Sent: 28 May 2020 13:34
To: Darryl Hobden
Subject: Land at Ford Lane, Yapton: Footpath 357

Dear Mr Hobden

I hope I have the right contact details for you. I was getting in touch to discuss the recent planning application at the site at Ford Lane, Yapton – and your comments (attached for ease of reference).

I would like to think we have managed to pick up most of the requests, and we have retained the public rights of way (and certainly haven't proposed any additional barrier to movements). We also sought to upgrade the surface for footpath 357 (running from the north west corner of the site to the south east of the site).

We have been made aware that this surface upgrade is of significant concern to Arun District Council's Green Spaces team, as they feel the surface upgrade will impact the retained tree, in the area of houses 15-18 / 95-98 on the attached plan). The concern is that significant it has formed a reason for refusal to the planning application, so we are trying to seek a solution that is more acceptable to all parties.

We believe there are probably three realistic options to be considered:

1. To not upgrade the surface of footpath 357 between the east west street (fronted by houses 11-15) and the shared surface running between houses 18 and 19. This allow the right of way to be maintained, but as a grassed area, and would not put any pressure through a change in material to the tree.
2. To divert footpath 357 away from the tree most likely running north south (just west of the shared surface serving houses 15-18), with an improved surface material for users of the footpath, and then tying the footpath back in to the point it enters the site in the north west corner. This would mean a formal application to divert the footpath;
3. A combination of the two above, with the introduction of a surfaced footpath running north / south, but no formal diversion of the footpath.

My colleagues are liaising with the Green Spaces team to see if there are other alternatives available in relation to the tree, and if this provides any alternative solutions I will let you know.

Could you give the above some consideration, and let me know what solution may be suitable to help retain the existing tree on site?

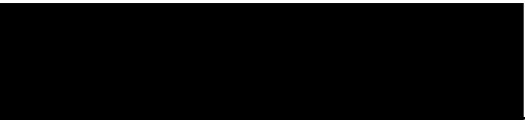
If it's possible, it would be good to talk things through, so if you could give me a call on the number below I would be grateful.

Kind regards

Craige

Craige Burden
Head of Planning

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QE



The contents of this email are subject to Redrow's disclaimer. [Click here](#) to read our disclaimer.

