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From: Stephen Gee [REDACTED]
Sent: 28 September 2021 14:52
To: Juan Baeza <Juan.Baeza@arun.gov.uk>
Cc: Donna Trethewey [REDACTED]
Subject: RE: A/26/21/RES If you have any comments

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Juan,

In addition to Donna's comments (any would highlight the issue of the red line boundary) I would draw attention to the applicant's statement of case from the appeal.

This details the onward links and connectivity to be provided through the site which is not apparent within the RM application.



Store Property Investments Limited
Statement of Case

Proposed Connectivity

6.14 Pedestrian/cycle access will be provided via the continuation of the existing 3m wide shared footway/cycleway adjacent to the A259 Manor Retail Park. The appeal proposal also includes the provision of a new pedestrian and cycle bridge over the railway, which will provide a safer facility for pedestrians than the existing at grade crossing which forms part of Public Right of Way 2159, in accordance with policy H DM2.

In addition to the bollards shown at the proposed site some would also be likely to be required at the area highlighted yellow on the plan below.



Regards

Stephen

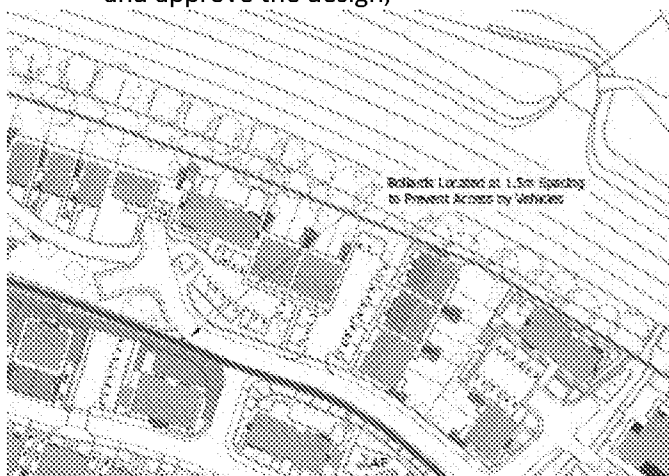
From: Donna Trethewey [REDACTED]
Sent: 27 September 2021 09:44
To: Juan Baeza <Juan.Baeza@arun.gov.uk>
Cc: Stephen Gee [REDACTED]
Subject: RE: A/26/21/RES If you have any comments

Hello Juan,

Thank you again for the updated documents regarding planning application A/26/21/RES.

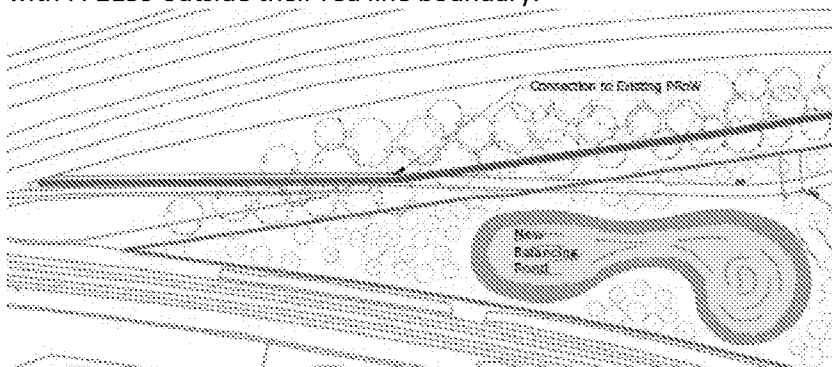
In response, whilst cycles are allowed on the section of Public Right of Way FP2159 that is being urbanised into a road, from the point where the developer proposes to install bollards to prevent vehicular use,

- 1) we would need to approve these bollards, we would need to see a demonstrable need for their installation and approve the design,



- 2) cyclists are not allowed to proceed along the footpath without permissive cycle rights being given under agreement by the landowner.

I note also that to the west of the development, the developer has indicated that their internal cycle path will join with FP2159 outside their red line boundary.



Again, any cyclists that have cycled through the green area along the developer's cycle route will have to dismount once more without the same permissive cycle rights being given by the landowner. Does the developer have control over the land at this point to give permission? We obviously can't enter into any permissive agreement on land outside their control.

We appreciate the developer's desire to promote sustainable and active travel modes however, with no ability to continue cycling along FP2159 in either direction outside of the developer's red line boundary, there is no sense in allowing cyclists to use FP2159 so little incentive to enter into any permissive agreement along any of it. The section

from the bollards to the western point is under 500m and under the accepted distance people are generally happy to walk.

Best regards,

Donna

Donna Trethewey

Planning & Communities Officer, Public Rights of Way
Highways & Transport
West Sussex County Council

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[Report a problem with a Public Right of Way](#)

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<https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/ash-dieback/>

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From: Juan Baeza <Juan.Baeza@arun.gov.uk>

Sent: 23 September 2021 16:46

To: Stephen Gee [REDACTED] Donna Trethewey [REDACTED]

Subject: FW: A/26/21/RES If you have any comments

Dear Stephen/Donna

[REDACTED] These plans have come in to address your concerns. Can you please provide me with your comments so as to address the concerns you had. I am hoping that this goes to next Planning Committee for a decision.

Thanks very much in advance.

I am sending you this in form of 5 emails due to size

Juan Baeza

Team Leader,
Planning Department

T: 01903 737765

E: juan.baeza@arun.gov.uk

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From: Alex Cole [REDACTED]
Sent: 23 September 2021 15:53
To: Juan Baeza <Juan.Baeza@arun.gov.uk>
[REDACTED]

Subject: RE: A/26/21/RESIf you have any comments

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Hi Juan,

Thanks for your email – much appreciated.

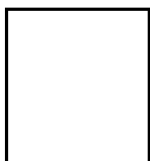
We sent in 4 separate emails to Anita on the morning of 20 September. We will forward these to yourself, Anita and Tim.

Can you please confirm receipt of these?

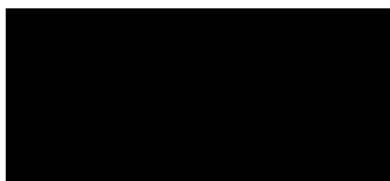
Kind regards,

Alex

Alex Cole
BSc (Hons) MSc MRTPI
Associate



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB



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From: Juan Baeza <Juan.Baeza@arun.gov.uk>
Sent: 23 September 2021 14:42
To: Alex Cole [REDACTED]
[REDACTED]

Subject: RE: A/26/21/RESIf you have any comments

Dear Mr Cole

I have checked Anita's inbox whilst away and cannot see submission of a new plan/details. I too have not received anything so am unable to progress this application to next committee.

Can you please advise as soon as possible.

Regards

Juan Baeza
Team Leader,
Planning Department

T: 01903 737765
E: juan.baeza@arun.gov.uk



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From: Alex Cole [REDACTED]
Sent: 07 September 2021 16:28
To: Juan Baeza <Juan.Baeza@arun.gov.uk>
[REDACTED]

Subject: RE: A/26/21/RES If you have any comments

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Hi Juan,

We note that you're not picking up emails this afternoon.

We have been instructed by the applicant to seek that application A/26/21/RES is removed from the agenda for tomorrow's meeting. We are preparing a technical response to comments from Highways and Arun's Rights of Way Officer, and would appreciate a little longer to finalise details.

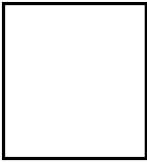
We trust this is ok and would be grateful to receive your confirmation tomorrow morning.

Thanks to the Arun team for its efforts in finalising the original Committee Report and the steps put in place for the Committee update.

Kind regards,

Alex

Alex Cole
BSc (Hons) MSc MRTPI
Associate



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From: Juan Baeza <Juan.Baeza@arun.gov.uk>

Sent: 07 September 2021 09:02

To: Alex Cole [REDACTED]

Subject: RE: A/26/21/RESIf you have any comments

Dear Alex

So that it can be reported as a committee update I will need something by no later than 9am tomorrow.

Thanks

Juan Baeza
Team Leader,
Planning Department

T: 01903 737765
E: juan.baeza@arun.gov.uk



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From: Alex Cole [REDACTED]

Sent: 06 September 2021 14:02

To: Juan Baeza <Juan.Baeza@arun.gov.uk>

Subject: RE: A/26/21/RESIf you have any comments

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Hi Juan,

Thanks for your email. [REDACTED]

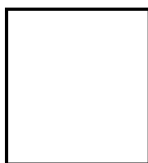
We had a meeting with the applicant/transport consultant this morning and will be reverting back with a response as soon as possible in the lead up to 8 September Committee.

For our benefit, is there any sort of deadline we need to be aware of for the Committee Update?

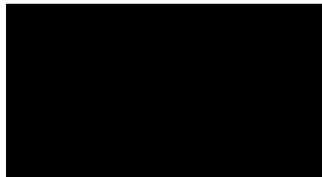
Kind regards,

Alex

Alex Cole
BSc (Hons) MSc MRTPI
Associate



Chartered Surveyors & Town Planners
6 New Bridge Street
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From: Juan Baeza <Juan.Baeza@arun.gov.uk>

Sent: 06 September 2021 12:31

To: Alex Cole [REDACTED]

Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: A/26/21/RESIf you have any comments

Dear Mr Cole

[REDACTED] and is unlikely to be here for committee on Wednesday to present this item. Can you please forward the comments you have in relation to highway matters raised by Anita to Neil Crowther who will arrange for them to be reported to members.

Regards

Juan Baeza
Team Leader,
Planning Department

T: 01903 737765

E: juan.baeza@arun.gov.uk



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From: Alex Cole [REDACTED]
Sent: 06 September 2021 09:45
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: A/26/21/RES

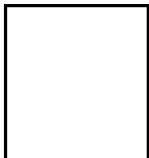
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Thanks Anita – I was on leave on Friday and am catching up. We have shared your response with the applicant/design team and will revert back, in addition to comments from the Rights of Way officer.

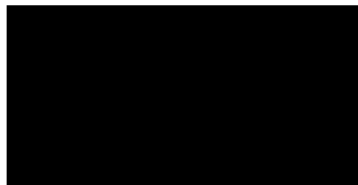
Kind regards,

Alex

Alex Cole
BSc (Hons) MSc MRTPI
Associate



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 03 September 2021 09:38

To: Alex Cole [REDACTED]
Subject: FW: A/26/21/RES

Hi Alex,
Please see latest response from County Highways. Can you include details of how you will address these concerns when responding to the comments raised by Rights of Way Officer?
Thanks
Anita

Anita Gardner
Principal Planner

T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Stephen Gee [REDACTED]
Sent: 03 September 2021 09:01
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Donna Trethewey [REDACTED]
Subject: RE: A/26/21/RES

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Anita,
In addition to the items raised by Donna, The plan raises the following questions

- How will cyclists rejoin the caridgeway/enter the cycle route? I note the applicant suggests signage could be used but for such a short section I doubt this would be effective. A consistent approach through the site would be much more desirable.
- What measures would restrict motor vehicles utilising the western section?

Stephen

From: Donna Trethewey [REDACTED]
Sent: 02 September 2021 14:24
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: A/26/21/RES

Hello Anita,

Further to my responses to the above planning application, it has been brought to my attention that the developer is planning on making Public Right of Way, Footpath 2159 into a cycleway, as per the attached drawing.

Can the developer please be asked how they plan on allowing cycles along the footpath, particularly through the open space / green area? This is not permitted without the footpath being upgraded to a bridleway, which has consequences for the bridge they are planning over the railway, or the landowner giving permissive rights.

Many thanks and best regards,

Donna Trethewey

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