

[REDACTED]

From: Tim Wall [REDACTED]
Sent: 13 May 2019 15:22
To: Michael Eastham; 'Adam Ross'
Cc: 'Zoe Knott'; 'Natasha Bullen'
Subject: RE: S106 Agreement A/40/18/OUT - Land North of Water Lane, Angmering

Hi Michael – Apologies for the delayed response but I have just returned from leave.

Our clients prefer that the obligation to deliver the Dappers Lane footway works remains as considered and agreed with West Sussex County Council, i.e. for the works to be completed and available prior to the 150th occupation on site. As I believe WSCC has confirmed to ADC, taking all matters into account, WSCC consider this to be an acceptable phasing for the works.

That is not to suggest that the works will not ultimately be delivered before this point, and in all likelihood, they would come forward at the same time as the Dappers Lane vehicular access works, but this provides important flexibility to the delivery of the site.

Whilst this could mean that there may be a limited number of occupations on the site prior to the delivery of the footway, during this interim time:

- There will be the shared pedestrian / cycleway route along Water Lane to connect the main site access to Dappers Lane, providing a safe off-road route away from Water Lane
- In all likelihood, there will be a completed pedestrian route through the South of Water Lane Site which provides a separate pedestrian route to the village and wider facilities that does not rely upon Dappers Lane – this is likely to be the desire line for the early phases of the scheme and the Water Lane works deliver a safe crossing facility before any occupations on site
- The footway works being delivered by the Broadlees site on Dappers Lane will in all likelihood be delivered (consent has been implemented), which provides a footway alongside Dappers Lane only a short distance (50m) south of the site access, onward to Water Lane
- Conditions on Dappers Lane for pedestrians without a footway are acceptable in their own right to support safe walking, as already happens and consistent with Manual for Streets advice. Traffic flows are (and will remain) relatively low and speeds slow, and with good visibility, safe conditions exist for the sharing of the road

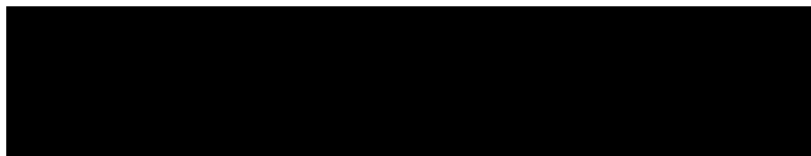
On this basis we would prefer to retain the trigger agreed with WSCC.

Kind regards

Tim



Tim Wall
Associate Partner
for i-Transport LLP



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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 13 May 2019 11:32
To: 'Adam Ross' [REDACTED]; Tim Wall [REDACTED]
Cc: 'Zoe Knott' [REDACTED]; 'Natasha Bullen' [REDACTED]
Subject: RE: S106 Agreement A/40/18/OUT - Land North of Water Lane, Angmering

Hi Adam and Tim,

Please could I have a response on this.

Thanks,

Michael

From: Michael Eastham
Sent: 10 May 2019 16:27
To: Adam Ross; 'Tim Wall'
Cc: 'Zoe Knott'; Natasha Bullen
Subject: S106 Agreement A/40/18/OUT - Land North of Water Lane, Angmering

Adam and Tim,

Could the trigger in the draft S106 Agreement for "Highway works to provide footway on Dappers Lane as shown on Drawing No. ITB 9105-GA-106E" be amended from 'prior to the 150th occupation' to "Prior to occupation of any dwelling served from Dappers Lane"?

Kind regards,

Michael

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