

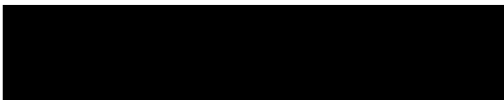


Please upload onto Ocella the email trail below which is the consultation response from the WSCC Public Rights of Way Officer to planning application **A/76/20/PL** at Dappers Lane, in Angmering.

Thanks,

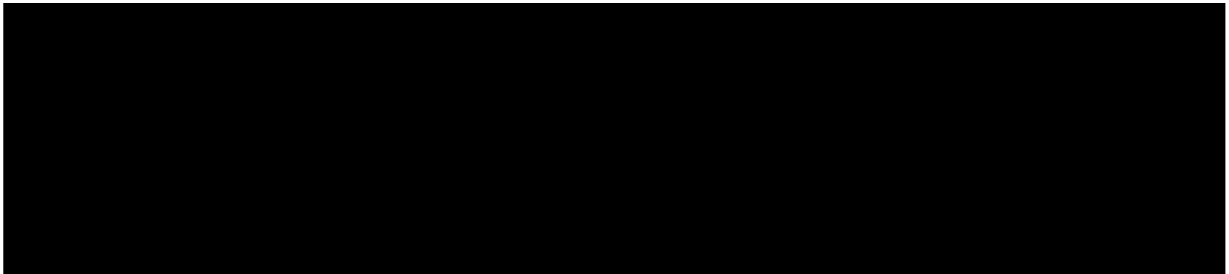
Michael

Michael Eastham
Principal Planning Officer,
Planning Department



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Dear Michael,

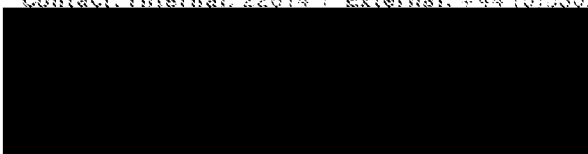
Apologies for the delay in responding to you on this and as things stand I have no major objection to this S106 contribution being removed. We do not really want to be encouraging a greater pedestrian footfall north along this route at this time as there is no continuation and the A27 is not a route pedestrians should be walking along.

Regards,

Nick Scott
Principal Rights of Way Officer
Highways & Transport
West Sussex County Council



Location: First Floor Northleigh, Chichester, West Sussex, PO19 1RH
Contact: Internal: 22614 | External: +44 (0)1243 222614 | Mobile No: 07784 207439 |

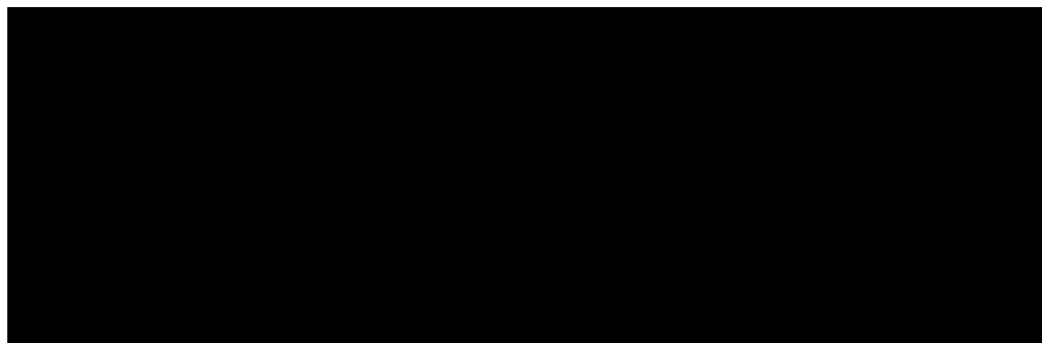


If your enquiry is urgent outside of this time

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/>

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Dear Jane,

Further to our telephone conversation last week and my emails of 4th and 10th August 2020, do you have any initial thoughts about the developer contribution to the **PROW 2151** especially as no crossing opportunity is currently provided at the A27 where the footpath emerges?

Could the developer contribution to the PROW 2151 be deleted from the Heads of Terms for the draft Section 106 Agreement for Dappers Lane (**A/76/20/PL**)?

I look forward to receiving your reply.

Regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



ARUN DISTRICT COUNCIL, ONE GARDEN, WATKINS RD, LITTLEHAMPTON, WEST SUSSEX, BN17 5LF
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From: Michael Eastham

Sent: 10 August 2020 14:13



Hi Katrina,

Further to my email of 4th August 2020, do you have any initial thoughts about the developer contribution to the PROW 2151 especially as no crossing opportunity is currently provided at the A27 where the footpath emerges?

I look forward to receiving your reply.

Regards,

Michael

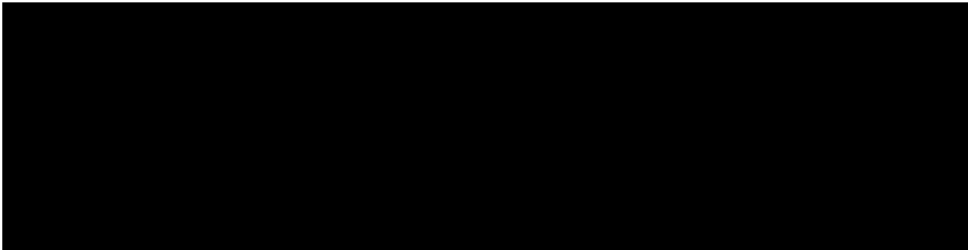
Michael Eastham
Principal Planning Officer,
Planning Department



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Hi Katrina,

Do you have any initial thoughts about the developer contribution to the PROW 2151 especially as no crossing opportunity is currently provided at the A27 where the footpath emerges?

I look forward to receiving your reply.

Regards,

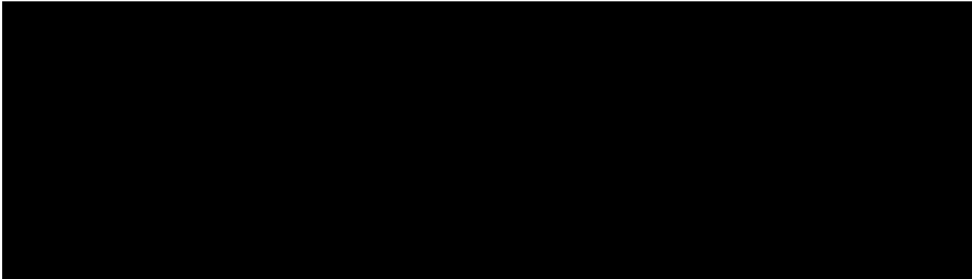
Michael

Michael Eastham
Principal Planning Officer,
Planning Department



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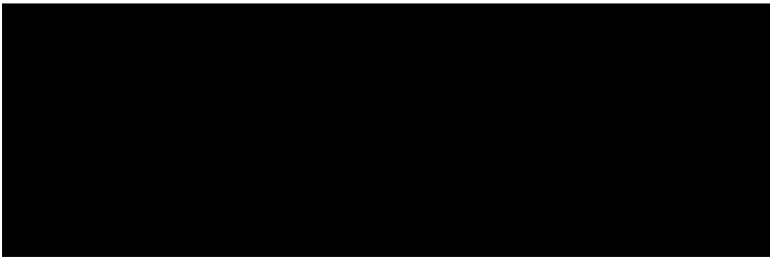
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Katrina,
Please see below request from Arun for a consultation response.

Michael,
Email address cc'ed for you to direct correspondence to the PRow team.

Stephen



Stephen,

Thanks for your email.

The WSCC rights of way team has not provided a consultation response to what they require. Please could you chase them up.

I am happy to delete the request you made in July / August 2019 for developer contributions to be secured for the Dappers Lane development go toward "improvements to the PRow 2151. PRow 2151 provides a route from Pine Trees Close north to the A27. No crossing opportunity is currently provided at the A27 where the footpath emerges"

I have included the surfacing of the rights of way condition and non- vehicular access timetable in my draft report.

In addition, I understand you are saying that the following items should be dealt with by condition, but there appears to be duplication with the items required in the S106 Agreement for Land North of Water Lane, Angmering (A/40/18/OUT). Are the following items required in conditions in A/76/20/PL?:

"The provision of a new pedestrian crossing with dropped kerbs and tactile paving on the pedestrian desire line on Pine Trees Close.

The provision of tactile paving at the existing crossings at:

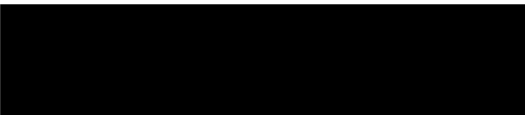
- the Arundel Road / Furzefield Close Junction,
- the Arundel Road / Chantryfield Road Junction and
- the Arundel Road / Lansdowne Way Junction".

I look forward to receiving your reply.

Regards,

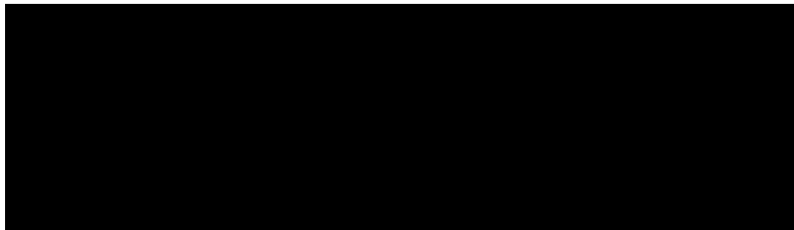
Michael

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Principal Planning Officer,
Planning Department



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Michael,
Hopefully the text in blue below explains.

If you want to discuss then might be easier to give me a call

Stephen

Stephen Gee | Principal Planner County Highways (Development Management), Planning Services, West Sussex County Council | Location: Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH | Internal 23306



Subject: RE: A/76/20/PL - Dappers Lane, Angmering

Stephen,

Your consultation response dated 10 June 2020 clearly states that “a contribution of £302,400 is requested to mitigate the impacts of the development on the local highway network. The funding would be utilised towards the A27/A280 Long Furlong Junction **and** A259 improvements”. We have just split the sum of £302,400 between the A259 improvements = £185,457 and the Long Furlong Junction = £116,943.

The A27 Long Furlong Junction has previously been costed at £40,000 within the Arun apportionment study and costed at a similar level during a costing exercise undertaken by I-Transport during work on the other elements of the strategic allocation.

The wording used in the A/122 applications S106 of ...to be used towards improvements to either the A280/A27/Long Furlong or A259 junctions (A259/Station Road Roundabout or A259/A280 Roundabout) ... would be appropriate.

Are you now saying that the request you made in July / August 2019 for developer contributions to be secured for the Dappers Lane development go toward “improvements to the PROW 2151. PROW 2151 provides a route from Pine Trees Close north to the A27. No crossing opportunity is currently provided at the A27 where the footpath emerges” is now no longer required?

Have WSCC rights of way team providing a consultation response to what they require?
In terms of a highway request I have included the surfacing of the rights of way condition and non vehicular access timetable to be included.

In addition, are you saying that the following items which you referred to in your consultation response of 10 June 2020 are no longer required or are you saying that they should be dealt with by means of a condition?

The below can be dealt with by condition

“The provision of a new pedestrian crossing with dropped kerbs and tactile paving on the pedestrian desire line on Pine Trees Close.

The provision of tactile paving at the existing crossings at:

- the Arundel Road / Furzefield Close Junction,
- the Arundel Road / Chantryfield Road Junction and
- the Arundel Road / Lansdowne Way Junction”.

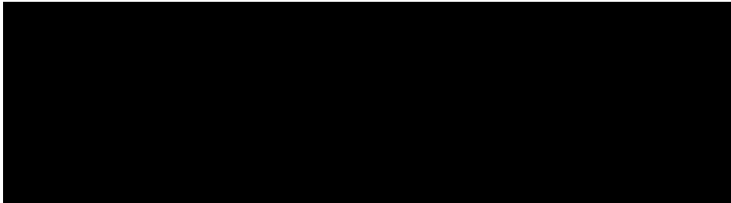
Regards

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

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Michael,

The below doesn't really correspond with my response dated 12/6.

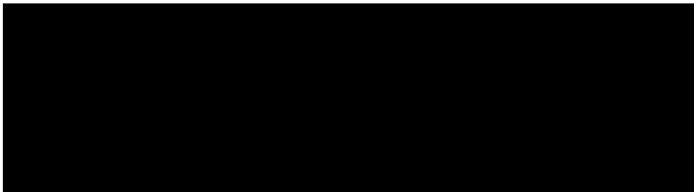
The only S106 request is for

£302,400 to be utilised towards the A27/A280 Long Furlong or A259 improvements (can utilise the same wording as per A/122/19/OUT.)

The other items below are either not requested or could be controlled by condition.

Regards

Stephen



Stephen,

I am drafting the Heads of Terms for the Section 106 Agreement for the Dappers Lane (A/76/20/PL) development in Angmering.

I have gone through your consultation response of 10 June 2020 and I believe I have picked up all of the projects. The projects are set out in the table below.

Are you satisfied with this list?

Transport	To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units.	£15,000	Highways England	Contribution in full towards the mitigation measures required at the A27/The Causeway roundabout at Arundel, which consists of white line improvements.	Ten (10) years of the date of receipt of final instalment of the Contribution
Transport	To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units.	£185,457	WSCC	A developer contribution towards the A259 corridor improvement scheme.	Ten (10) years of the date of receipt of final instalment of the Contribution

Transport	To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units.	£116,943	WSCC	A280/A27/ Long Furlong - contribution towards the mitigation measures required at the junction as identified within the Arun Local Plan Transport Study. The value is above that contained within the local plan transport study. This should also be an either/or towards the A259.	Ten (10) years of the date of receipt of final instalment of the Contribution
Transport	To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units.	£XXX	WSCC	A 1.5 metre' wide footway connection on the eastern side of Dappers Lane to link in with that being provided by other housing development sites along the lane. – Is this being proposed as part of the site access works therefore covered by condition A fallback position is required whereby, if these lengths of footway are not implemented as part of planning permission A/142/16/OUT (Merry England Nursery) and planning permission A/27/16/PL (Broadlees), then this development should provide the missing lengths of footway along Dappers Lane to the junction with Water Lane. As stated previously I don't agree with this fallback provision.	Ten (10) years of the date of receipt of final instalment of the Contribution
Transport	To pay 50% of the contribution prior to the occupation of the first dwelling. To pay the remaining 50% prior to the occupation of 50% of Housing Units.	£XXX	WSCC	Improvements to the PROW 2151. PROW 2151 provides a route from Pine Trees Close north to the A27. No crossing opportunity is currently provided at the A27 where the footpath emerges. The provision of a new pedestrian crossing with dropped kerbs and tactile paving on the pedestrian desire line on Pine Trees Close. The provision of tactile paving at the existing crossings at: - the Arundel Road / Furzefield Close Junction, - the Arundel Road / Chantryfield Road Junction and - the Arundel Road / Lansdowne Way Junction. The improvements should be	Ten (10) years of the date of receipt of final instalment of the Contribution

				covered by condition.	
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I look forward to receiving your reply.

Regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department



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