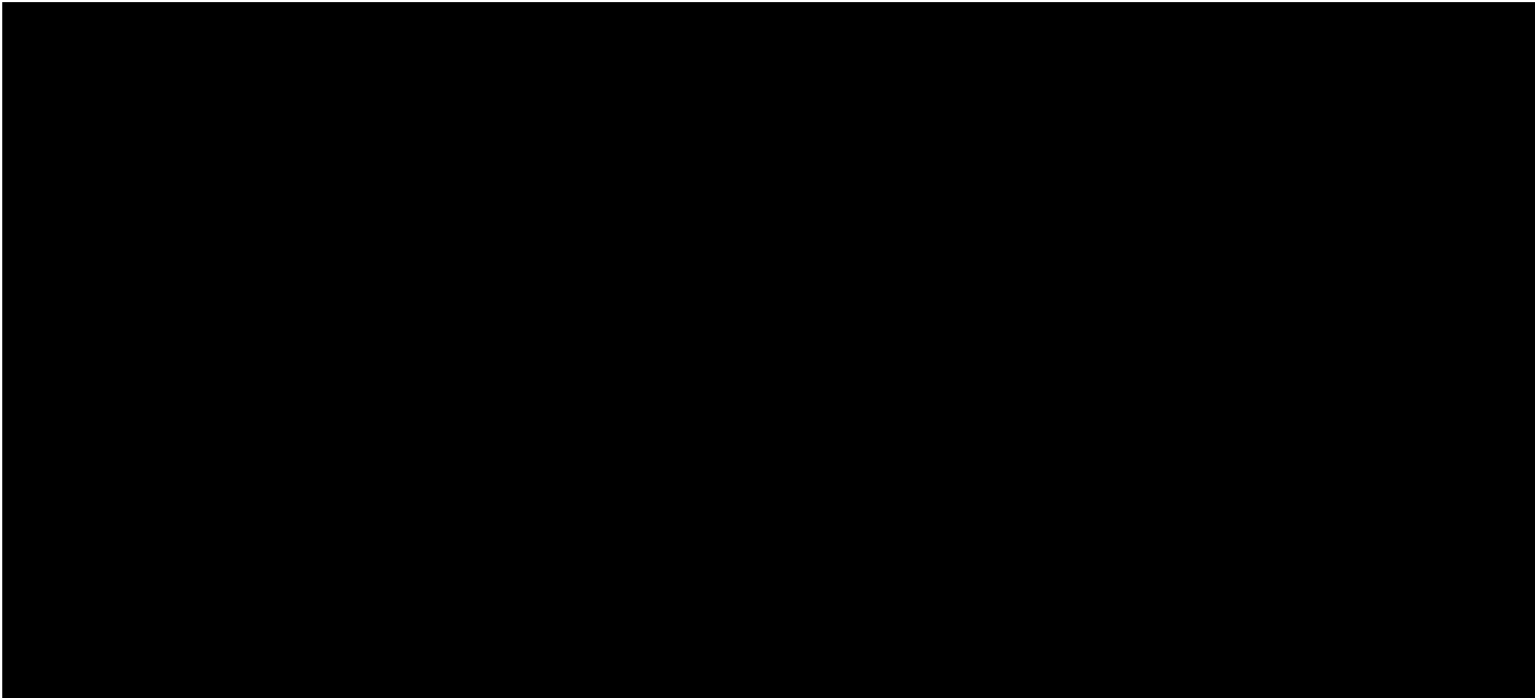
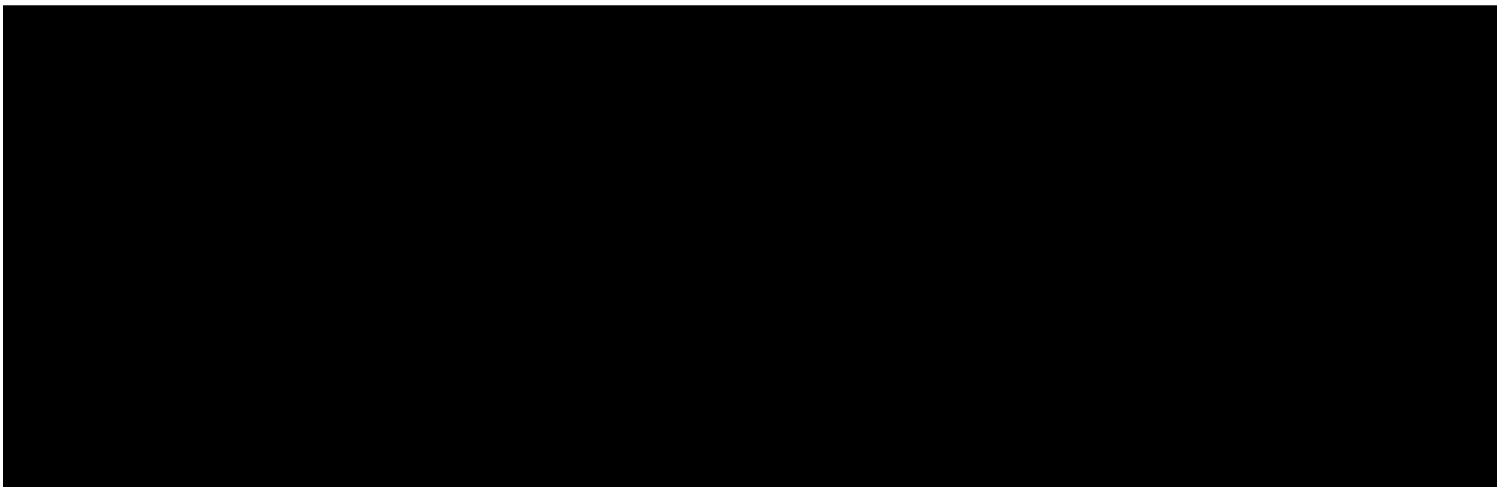


From: Jonathan Perks [REDACTED]
Sent: 28 February 2017 12:21
To: David Innes
Subject: P/140/16/OUT - Summer Lane Pagham

David

Further to your conversation with Katherine last week, she has asked me to comment.

Firstly, to answer the comment given by Hunter Page in the email below concerning point 4 in PROW comments, the additional circular route from Shipverling Barn around the reservoir to join FP 101. Whilst we acknowledge this particular area is well served by rights of way, an additional circular route will be welcomed and attractive to both existing residents and new alike. This is increasingly so given the elderly demographic of the Pagham area, who may welcome shorter circuits and it spreads the expected increase in number of walkers across the area. As the land falls within the applicant's land interests, it would be within their power to gift this addition.

Could the applicant confirm if the section of FP 101 shown in yellow on the plan below, is part of the Proposed Primary Pedestrian route as indicated on the Internal Movement Strategy plan? It is not entirely clear on the plan if it is on the line of the footpath or within the development .

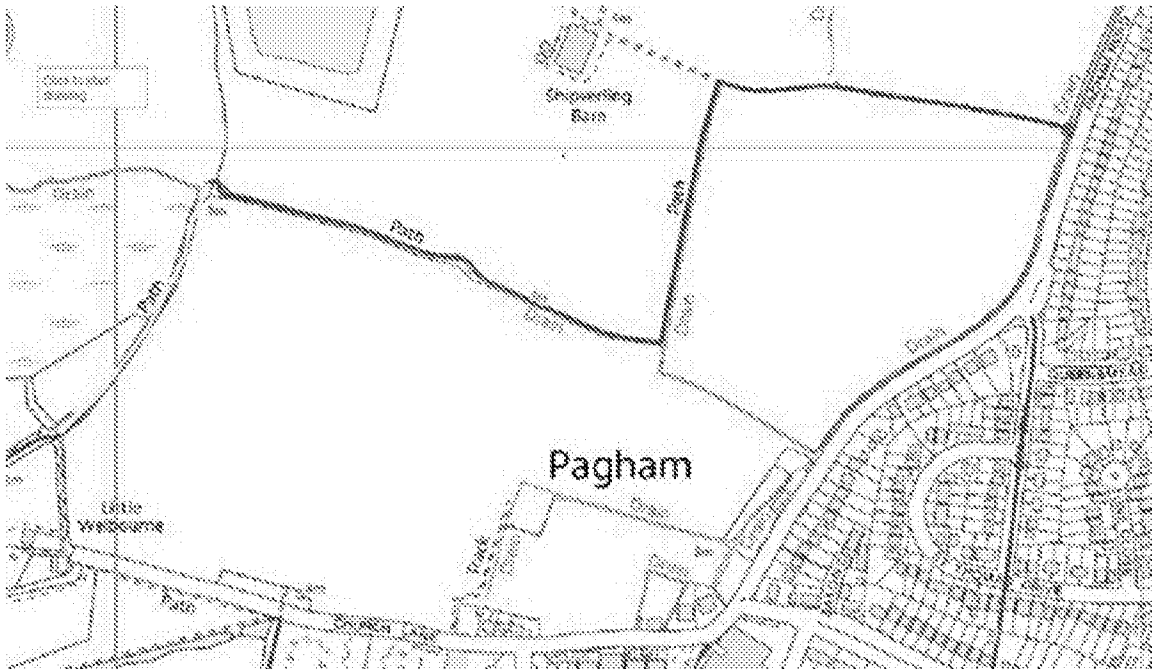


I would also take this opportunity to further clarify point 1 of PROW comments regarding the provision of a cycle link to Chichester and Sidlesham. As previously mentioned, this link would be of significant value for existing and future residents so as to avoid much of the locally narrow and heavily trafficked road network. The legal status of footpaths 100, 104 and 106 will need to be changed to bridleway to allow cycling (there is no PROW status solely for foot and cycle use but the opportunity may well be of benefit also to local equestrians, who are poorly served in the local area for off-road riding). If this up-grade can be secured from the relevant landowners, the County Council would be willing to undertake all the necessary legal work at its own expense. There are improvements required to the surface and bridge as part of this upgrade, which I would look to secure in the form of a financial contribution from the applicant for the County Council to undertake those works.

The County Council would like confirmation that future maintenance of the internal pedestrian and cycle routes within the site boundary will remain the responsibility of the applicant

I understand also you and Katherine discussed improving the surface of FP101. This would be welcome as there will be an increase in footfall given this is a key link from the village and this development to both the RSPB nature reserve and south to the beach. As well as improvements to the length within the applicant's ownership coloured red, there is also the length shown as

yellow on the map below which would greatly benefit from surface improvement. Whilst this land is outside the applicant's ownership, I would encourage the applicant to either improve this directly (with prior consent of landowner and WSCC PROW) or to provide a financial contribution for the County Council to undertake this work.



If I can be of further assistance, please do contact me.

Kind regards

Jon Perks

Principal Rights of Way Officer

Jon Perks
Principal Rights of Way Officer
Countryside Services
Highways and Transport
West Sussex County Council

 CALL  IM  EMAIL

Location: 1st Floor, Northleigh, County Hall, Chichester PO19 1RH

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

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

From: David Innes [<mailto:David.Innes@arun.gov.uk>]

Sent: 17 February 2017 10:30

To: Katherine Eels

Cc: Ian Gledhill

Subject: P/140/16/OUT - Summer Lane Pagham

Katherine,

Ian Gledhill has provided me with your name as the PROW contact.

Please find attached some further information including access to the wider PROW network.

I noted that I have received a representation from a Katherine Eels if this is yourself please ensure that one of your colleagues provides the council with WSCC consultee comments on PROW.

If you wish to discuss my number is below.

Regards

David

David Innes | Planning Consultant , Strategic Development, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton
Internal: 37776 | External: +44 (0) 1903 737776 | E-mail: David.Innes@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk P Save the environment - think before you print.

From: Jenny Henderson [REDACTED]

Sent: 16 February 2017 14:38

To: David Innes

Subject: Tweaked Boundary and PROW response

Hi David,

Further to our meeting a couple of weeks ago, the illustrative block plan has been tweaked slightly to show better pedestrian and cycle connectivity to the site to the north and scout hut further to discussions with WSCC highways.

In terms of the response from WSCC PROW team, point 4 suggests a circular route being provided. On this matter, the proposed on-site footpaths shown within new green infrastructure (see attached 1731-L003-12) work in combination with the existing footpath network (see attached 1731-L003-11), to provide an excellent variety of circular footpath routes through different landscape characters without need for an additional loop around the reservoir outside the site application area.

A similar length of route to that around the reservoir (2.3-2.4km) can be achieved off footpath 101 around the perimeter of the application site as shown on the attached drawings, which can either be extended or reduced through a number of other inter-connecting paths including the Parish Council ANOGS area (approved under the adjacent planning permission).

To the west, starting from footpath 101, there is a longer 4.3km circular footpath route via Honer and Furze field farms utilising on site footpaths to avoid having to egress from Summer Lane onto Pagham Rd. To the south there is the opportunity to utilise a variety of existing routes to create 2.4-4.1km circular walks starting from either footpath 101 or the new site entrance to the south.

Given the availability of circular footpath routes it is considered that there is not the need for an additional loop around the reservoir outside the site application boundary.

Your thoughts on this would be welcomed.

Many thanks,

Jenny

Jenny Henderson MRTPI

Senior Planner

Please note I am on leave from 27th March until 12th April

hunterpage
planning

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.

FROM: Katherine Eels

TO: Arun District Council

FAO: Clare Potts

SUBJECT: P/140/16/OUT - Outline application for access only - mixed use development comprising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace, provision of land for a 1FE primary school (with sufficient space to ensure that it is expandable to 2FE), provision of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route & other community uses including public open space & allotments with some matters reserved. This application is a departure from the Development plan

Land South of Summer Lane & West of, Pagham Road, Pagham, West Sussex

DATE OF SITE VISIT:

RECOMMENDATION:

Advice	☒	Modification	☒	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

West Sussex County Council Public Rights of Way would like to comment on this application as there are Rights of Way which will be impacted by this proposal.

1. With respects to cycling towards Chichester, there is a longstanding WSCC aspiration to secure a route from Pagham to Chichester via Sidlesham. Such a link would then achieve a route using lightly trafficked roads or off-road tracks. This route proposed would use existing public rights of way nos. 100, 104, and 106. These are all public footpaths at present and their legal status would need to be changed to bridleway to allow cycling. The surfacing on parts of the route would also need to be improved along with a minor modification to the existing bridleway standard bridge over the Pagham Rife to accommodate both cyclists and equestrians. This would greatly benefit the local community and new residents for both leisure and commuting.

2. The development proposes to safeguard an element of the proposed cycleway/bridleway link. This length falls within land under the control of the applicant. Whilst the completion of the link would then require works that appear to lay outside the control of the applicant, it would still be desirable for the applicant to use all reasonable endeavours to secure upgrading of the whole route. In the event, that the applicant cannot achieve the necessary landowner consents to undertake works; a contribution should be made to WSCC to allow them to pursue the delivery of this route.

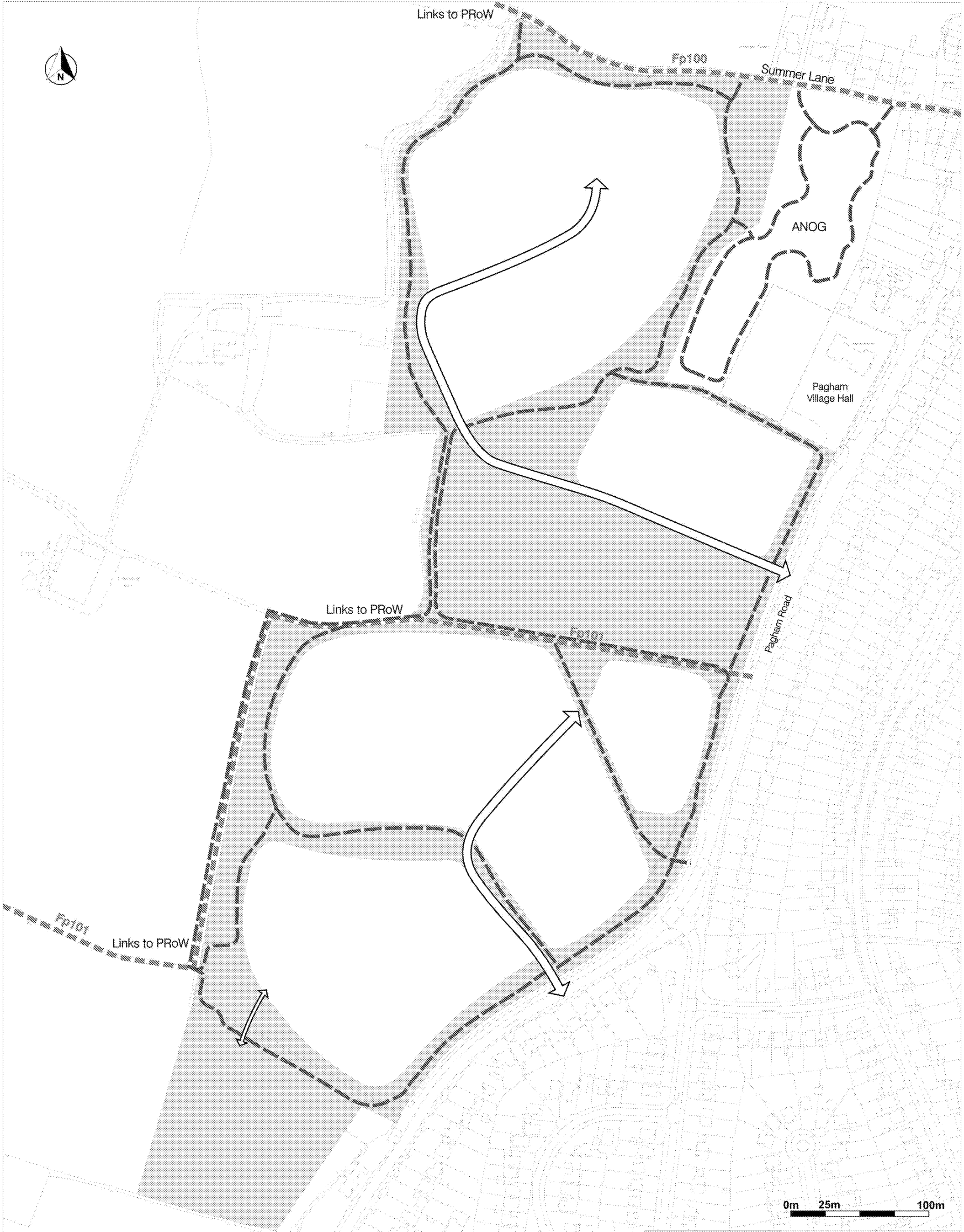
3. Public Footpath 101 runs between both areas of development and is an already well-used access route on foot from the village to Pagham Harbour. Given there is a likely to be an increase in the footfall on this route a contribution should be made to WSCC to improve the footpath surface.

4. We would also like the applicant to look at creating a circular walk going north west from FP101 past Shipverling Barn turning south round the back of the reservoir to re-join FP101, this is within their power to gift. This proposed route would be of community benefit and be attractive to new residents who will inevitably looking for dog walking routes.

5. The granting of planning permission does not authorise obstruction of, interference to or moving of any Public Right of Way (PROW); this can only be done with the prior consent of West Sussex County Council (WSCC), as highway authority, through a legal process.

6. Developers/landowners should ensure that public use of the PROW takes precedence over private/development vehicular traffic. It is a criminal offence to damage the surface of a PROW and the prior consent and approval of the County Council to a specification must be secured, even if the surface is to be improved. The applicant will be liable for any damage to the surface arising from his exercise of private access rights
7. Safe & convenient public access is to be available at all times across the full width of the PROW, which may be wider than the available route – advice on the width can be provided by WSCC Rights of Way (RoW) Team. The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals during any works.
8. Any down pipes or soakaways associated with the development should discharge into an existing or new drainage system and away from the surface of the PROW. No drainage system is to be installed through the surface of the path without the prior consent of WSCC's RoW team.
9. Any alteration to, or replacement of, the existing boundary with the PROW or the erection of new fence lines, must be done in consultation with WSCC's RoW Team to ensure the legal width of the path is maintained and there is no unlawful encroachment.
- 10..Access along the PROW by contractor's vehicles, deliveries or plant is only lawful if the applicant can prove they have a vehicular right. If the path surface is considered damaged as a result of the development then the applicant will be required to make good the surface to a standard satisfactory to WSCC's RoW Team.

Katherine Eels
Access Ranger, PROW, West Sussex County Council

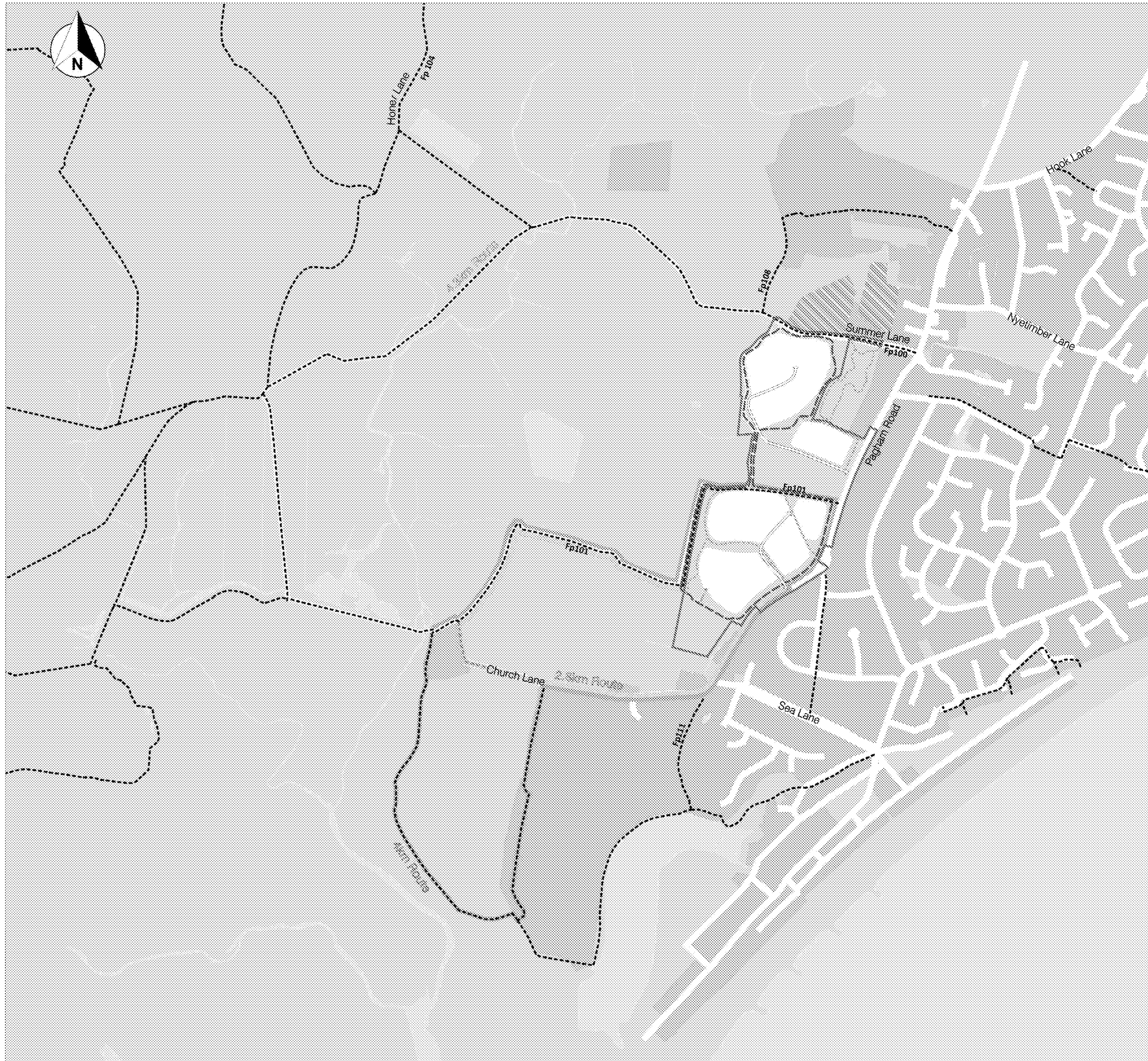


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- | | |
|---|--|
|  Open Space Network |  Proposed Vehicular Access |
|  Existing PRow |  Proposed Primary Pedestrian Routes (2.4km Circuit) |
|  Proposed Development |  Proposed Secondary Pedestrian Routes |

On behalf of:			PROJECT:	
			Proposed Mixed Use Development at Pagham South	
Produced by:		DRAWING TITLE:		
DAVIESLANDSCAPE ARCHITECTS		Internal Movement Strategy		
Date: February 2017		SCALE: 1:2500@A3		
REPORT REFERENCE: DLA.1731.L003.12				

V:\Server\DATA\1731 Pagham Phase 2\Landscaping\Drawings\Planning\LU03.12 - Internal Movement Strategy.CDR



LEGEND

- Site Boundary
- Local Roads
- Existing Development
- Existing Public Rights of Way
- Existing Parish Link
- Land North of Summer Lane
- Proposed Development
- Proposed Vehicular Access
- Proposed Primary Footpath Routes
- Proposed Secondary Footpath Routes
- 4.3km Route
- 2.8km Route
- 4km Route

0m 100m 500m

Environmental Statement		PROJECT:	
On behalf of:		Proposed Mixed Use Development at Pagham South	
		DRAWING TITLE:	
Produced by:		Access to Wider PRow Network	
DAVIESLANDSCAPE ARCHITECTS		DATE: February 2017	
Suite F1, Street House, Russell Street, Epsom, Greater London: O15 8AR t: 01452 760380 e: info@dl-a.com w: www.dla-a.com		SCALE: 1:10,000@A3	
		REPORT REFERENCE: DLA.1731.L003.11	



On behalf of: 	PROJECT: Proposed Mixed Use Development at Pagham South	
	DRAWING TITLE: Illustrative Block Plan	
Produced by: DAVIESLANDSCAPE ARCHITECTS Stabley's, Shroton House, Snyton Street, Gloucestershire, GL5 3AN t: 01453 760202 e: info@dlandscape.co.uk w: www.dl.co.uk	DATE: February 2017	SCALE: 1:2500@A3
	REPORT REFERENCE: DLA.1731.L003.09.Rev B	