

31 January 2022

Chief Planning Officer
Arun District Council
Malravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sir/Madam,

Re: Approval of condition 4 of planning permission reference Y/89/14/PL. Public Rights of Way Improvements.

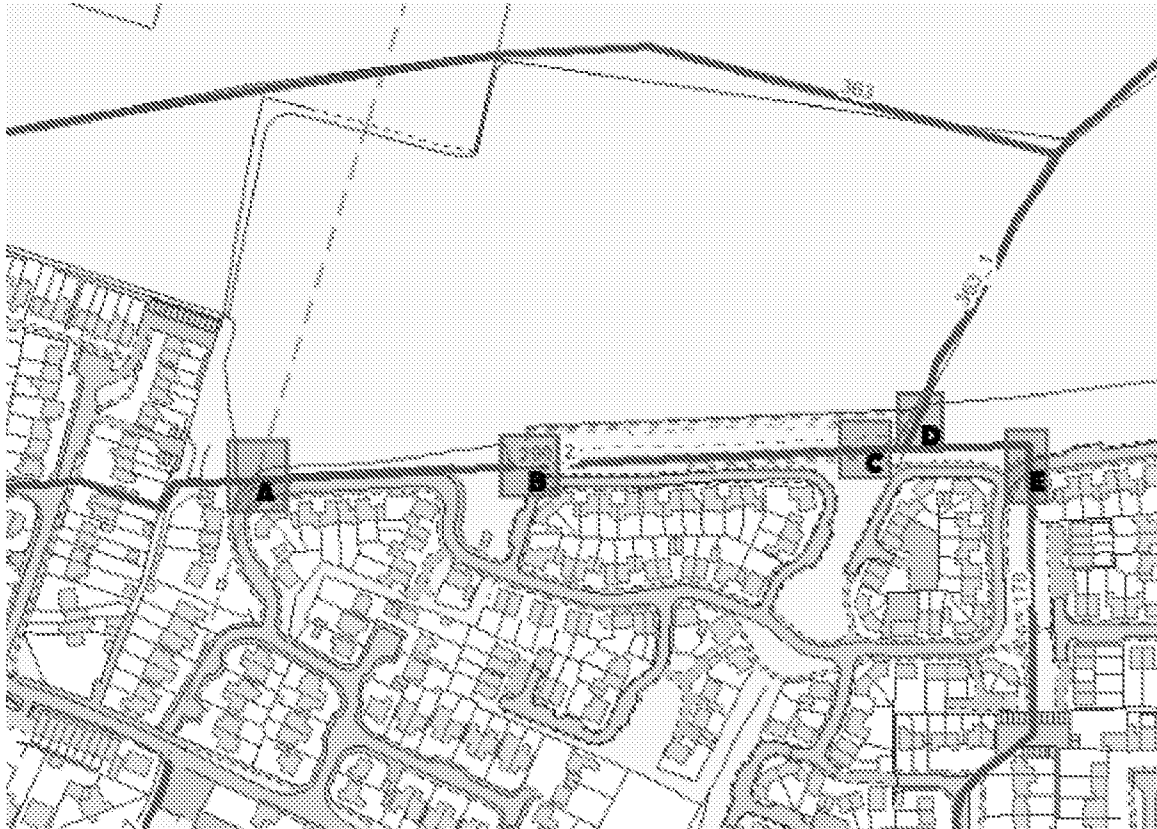
Please find the enclosed application documents for the Council's consideration:

- Application form – Sent by email
- Cheque for the application fee of £116
- Plan 4822:23 Rev B (updated 15.11.21) – sent by email
- 4822-03J Engineering Layout Sheet 3 – sent by email
- 4822-20(D) Construction Details – sent by email

Condition 4 of planning permission reference Y/89/14/PL states:

No dwelling shall be occupied until plans and details for the improvement of the existing public rights of way have been submitted to and approved in writing by the Local Planning Authority. These Improvements shall take the form of signing of the legal routes, the provision of dropped crossing points across the proposed internal routes and the provision of surfacing improvements in accordance with a specification to and approved in writing by the Local Planning Authority. The approved works shall be implemented in full by the time of the occupation of the 150th dwelling unless otherwise agreed in writing by the Local Planning Authority.

Persimmon Homes maintained the condition is unprecise in terms of the required works. Clarification was provided with regard to the scope of works and confirmed within an email dated 23.01.2020 from Rose Dannatt that the improvements to the right of way should comprise:



The section at point D includes a short section (30m approx) of uneven footpath heading north (FP363 1) from Barge Close and I believe within the red line boundary. I would ask that this be graded and infilled as appropriate with a surfacing to be agreed by WSCC PRow on request. Vegetation will need to be cut back to allow a 2m width with side vegetation again managed via the routine contractor on site.

At point E the footpath turns south and I noted a lack of PRow signage here. This will be addressed as part of the next Parish works. There are however no dropped kerbs / tactile paving. The developer may need to liaise with WSCC Highways with regard to the installation of these, where PRow Footpath 170 crosses Navigation Drive.

I request these minor improvements in order to offset the impact of this development against the additional usage of the local PRow network and to improve existing links to the local community.

The specification for the section at Point D was confirmed by Arun Council to be 150mm sub base (compacted eco-mix or similar) with a 100mm top dressing of clean stone (we currently use limestone). This should be laid and compacted in 2 layers of 50mm each with a camber / cross fall to shed water.



The proposed works are shown on submitted plan Plan 4822:23 Rev B (updated 01.02.22), 4822-03J Engineering Layout Sheet 3 and 4822-20(D) Construction Details are sufficient to allow the approval of the details required by the condition. The additional works are booked in and are awaiting approval by the LPA pursuant to condition 4.

If you require any additional information in relation to the above, please do not hesitate to contact me

Yours faithfully, for Persimmon Homes (South Coast) Ltd.

Dave Buczynskyj
Senior Development Planner