

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Richard Castro-Parker
FROM:	WSCC - Public Rights of Way
DATE:	7 October 2019
LOCATION:	Land at Electricity Sub Station Ford Road Arundel BN18 9DX
SUBJECT:	AB/88/19/PL38 No residential apartments (9 No 1-bed units & 29 No. 2-bed units) along with access, off-street parking, amenity space & enhancements to the local footpath network.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

I thank you for the opportunity to comment on the above numbered planning application.

Public Right of Way (PROW) Footpath 3080 runs from Ford Road along the North East boundary of the proposed development, and continues eastwards to connect to Footpath 206 that runs alongside the River Arun.

Footpath 3080 will be directly affected by the proposed development as it is proposed to be used for vehicular access to the proposed development site. It is also the link for future residents to connect to the wider PROW network and countryside as well as a link to local facilities in Arundel.

It is likely that during and following the proposed development there would be an increase in vehicle movements on this route. Where a PROW runs along a route also used for private access purposes, this shared use has the potential for accident or injury – the applicant must consider how access is managed so the public is not endangered or inconvenienced. The applicant is encouraged to introduce signage to advise vehicle drivers of the hazard and to act responsibly, including the requirement to give way to public users of the PROW. WSCC PROW team's formal consent will be needed prior to construction.

Due to the greater levels of use that Footpath 3080 is likely to experience as a result of this proposal, improvements to this path is encouraged. This should also mitigate against increased local vehicle use by establishing a cycleable route along public footpaths 3080 and 206 so as to connect Ford Road with Tarrant Street. This will benefit all local residents with a safe grade-separated means of crossing the A27, delivering benefits from a sustainable transport point of view and healthier living for residents and locals alike.

Presently Footpath 3080 is an un-surfaced route and it is recommended improvements are carried out by the Developer. Specifications for materials and widths are to be agreed with Public Rights of Way prior to work commencing. It also should be noted that:

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 the WSCC PROW Team to ensure the legal width of the footpath is maintained and there is no unlawful encroachment.

No structure, for example gates or stiles, may be erected on the PROW without the prior consent of the WSCC PROW Team. Should planning consent be approved by the Local Planning Authority this would not confer consent for such a structure, which would require a separate application to the WSCC PROW Team.

It should be noted that at no stage during the works can FP3080 be restricted or obstructed at any time by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals and while the development is underway safe & convenient public access is to be available at all times across the full width of the route.

Access along the PROW by contractor's vehicles, deliveries or plant is only lawful if the applicant can prove they have a vehicular right of access. Developers / landowners should ensure that public use of the PROW takes precedence over private/development vehicular traffic. Parking on the PROW is considered an offence of obstruction and is not permitted, both during and after construction.

The surface of the PROW must not to be altered in any way without the prior consent of the WSCC PROW Team. Should planning consent be approved by the Local Planning Authority this would not confer consent altering the surface of the PROW, which would require a separate application to the WSCC PROW Team.

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 the WSCC PROW Team.

If the PROW's 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 the WSCC PROW Team.

Should any building works, demolition or construction encroach upon the PROW then a Temporary Path Closure Order may be required, for which an application must be made to the WSCC PROW Team. Should planning consent be approved by the Local Planning Authority this would not confer consent for such a closure, which would require a separate application to the WSCC PROW Team.

Yours sincerely

Katrina Harper
West Sussex County Council – Planning Services