

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: A Wood
FROM:	WSCC - Public Rights of Way
DATE:	26 August 2020
LOCATION:	Elm Lodge, Rectory Lane, Littlehampton, BN16 4JU
SUBJECT:	A/102/20/PL Change of use from agricultural land to garden land to include a close boarded fence. This application may affect a Listed Building, may affect the character & appearance of the Angmering Conservation Area & may affect a Public Right of Way. This application is in CIL Zones 2 & 3 (Zero Rated) as 'other development'.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	no objection
S106 CONTRIBUTION TOTAL:	n/a

I refer to your consultation in respect of the above planning application and provide the following comments.

Public Right of Way (PROW) FP2195 runs along the eastern boundary of the proposed development.

Whilst PROW does not object to this application the height of the proposed eastern fence running alongside FP2195 is 2m and this is not ideal as it will restrict views from the footpath and create a 'passageway' like effect for walkers. Ideally in order to avoid the impression of the route being a 'passageway' any new fences along the route would be of a lower height and not solid but open in character ie. an open fence or hedge.

The applicant must also note:

The erection of any new boundary or fence must be on the line of the existing boundary with the PROW and there must be no unlawful encroachment onto the footpath.

If the PROW's surface is considered damaged as a result of these works then the applicant will be required to make the surface good to a standard satisfactory to the WSCC PROW Team.

Should any of the works 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.

Regards

Katrina Harper
West Sussex County Council – Public Rights of Way