

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Michael Eastham
FROM:	WSSC - Public rights of Way
DATE:	2 March 2020
LOCATION:	Land off Arundel Road Angmering BN16 4ET
SUBJECT:	A/122/19/OUT Outline application with some matters reserved for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road together with up to 557 square metres of B1/B2 units with associated parking provision & vehicular access point from Arundel Road & land made available for expansion of current sports pitch provision to form a sports-hub (following the demolition of existing commercial units and one bungalow) (resubmission following A/36/18//OUT). This application is a Departure from the Development Plan. An amendment received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	

Public Rights of Way (PROW) would welcome the opportunity for a creation of a bridleway/cycle path linking the A27 to Angmering. However, in its current state the condition of FP2176 is not suitable to be a bridleway/cycle path as sections of the route are narrow, fenced in and unsurfaced.

Below is a map extract of the route and as a brief description - from the A27 entrance FP2176 runs southwards as a cross-field route for approx. 100m, it then continues south along a field headland for approx. 150m before entering a wooded area for a further 120m. In this wooded area there is a culvert over a water course and it is understood that this occasionally floods and therefore improvements may be necessary for this to become a year round cycle route. Once out of this wooded area the footpath then continues south for approx. 400m along a field headland towards a point adjacent to the south west corner of the recreation ground.

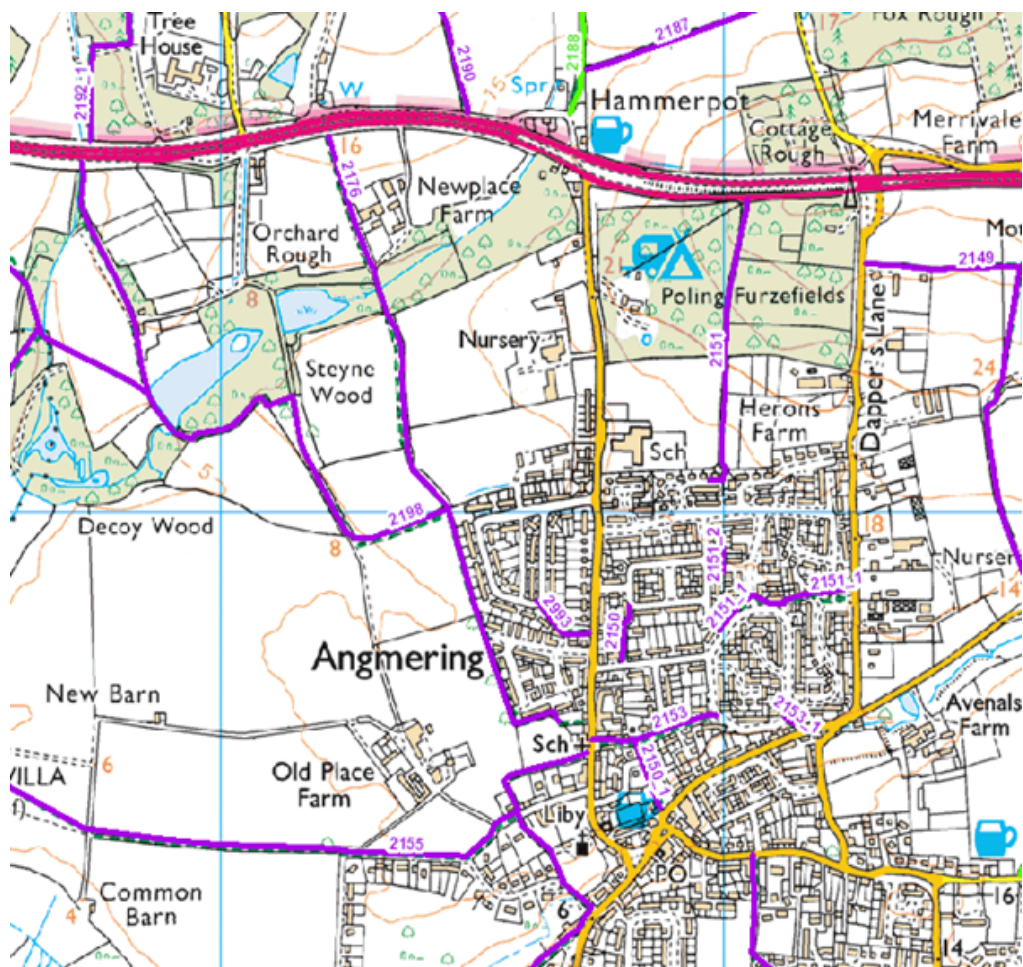
From this point the path width narrows down considerably as it runs between field boundaries and property fences and it continues like this for approx. 400m,

in a south-east direction, when it then turns 90 degrees and continues for 80m to another 90 degree turn.

The narrow width at the southern end of FP2176 means that it is not suitable as a bridleway/cycle way and it is uncertain how an upgrade here could be achieved within its current boundaries.

Notwithstanding these limitations it is conceivable that the developer could negotiate with the landowners, maybe purchasing the necessary land and dedicating bridleway/highway rights, to enable a 3m wide surfaced bridleway/cycle route to be created.

It is worth pointing out that the PROW team do not have the capacity to undertake this work on behalf of the developer.



Katrina Harper
West Sussex County Council – Planning Services