

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 24 October 2017 08:56
To: Planning Scanning
Subject: FW: Planning App A/176/17 (FP2195)
Attachments: 20171023-2195-A17617-PLApp-.docx

From: Katrina Harper [<mailto:katrina.harper@westsussex.gov.uk>]
Sent: 23 October 2017 15:44
To: Planning.Responses
Cc: SU Local Development
Subject: Planning App A/176/17 (FP2195)

Please see the attached comments on behalf of PROW (Public Rights of Way) regarding above planning application

Katrina Harper
Access Ranger
Rights of Way -- Highways and Transport
West Sussex County Council

Part-time, generally Mondays to Wednesdays

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**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 23/10/2017

**FROM: Katrina Harper TO: Arun District Council
FAO: Mr J Baeza**

SUBJECT: A/176/17/PROW - 2 No. dwellings. This application affects a Public Right of Way.

Land between Badgers & Ashurst Ham, Manor Way, Angmering

DATE OF SITE VISIT:

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £

Please accept the following comments on behalf of PROW (Public Rights of Way) regarding the above planning application – A/176/17/PROW

The PROW affected by this proposal is FP2195 as it runs adjacent to the development site's eastern boundary, along the private road known as Ham Manor Way.

Ham Manor Way, FP2195, is used for vehicular access to existing houses and for the proposed development. As the applicant's main site plan, 1131.02a does not show any adverse effect to the footpath and there are no plans to realign the route we would have no objection to this application as long as the following comments and guidance are followed:

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. During and following any construction works an increase in traffic movements is to be expected on FP2195 and we would ask that consideration is given to the speed of vehicles accessing these routes.

At no stage can this footpath (the entire width of the road) be restricted or obstructed and any vehicles using this route should give way to lawful path users as the pedestrian right of access takes precedent over any private rights of vehicular access.

To manage this dual use, particularly throughout construction, signage is advised to warn both vehicular and pedestrian users of the potential conflict.

While the development is underway, safe & convenient public access is to be available at all times across the full width FP2195 and the route cannot be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals during any works.

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 WSCC's RoW 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 WSCC's RoW Team.

Should the PROW's surface be 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.

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 PRow Team to ensure the legal width of the footpath is maintained and there is no unlawful encroachment. Should planning consent be approved by the Local Planning Authority this would not confer consent for such fencing of the PROW, which would require a separate application to WSCC's RoW Team.

No structure, for example gates or stiles, may be erected on the PROW without the prior consent of WSCC's RoW 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 WSCC's RoW 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 WSCC's PRow team.

The surface of the PROW must not to be altered in any way without the prior consent of WSCC's RoW 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 WSCC's RoW Team.

Regards

Katrina Harper
Public Rights of Way