

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:D Easton
FROM:	WSCC Highways - Public Rights of Way
DATE:	12 January 2022
LOCATION:	Land North of Water Lane Angmering
SUBJECT:	A/256/21/RES Approval of reserved matters following outline consent A/40/18/OUT for the erection of 525 No residential dwellings with associated parking, landscape, play areas & public open space.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	FP2149
RECOMMENDATION:	Objection
S106 CONTRIBUTION TOTAL:	n/a

Thank you for the opportunity to comment on the above numbered planning application. This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. In respect to the above planning application I would provide the following comments.

The development encompasses Public Right of Way (PRoW) Footpath 2149 which is shown as requiring diversion off of its legal line. This will need to be achieved by application through Arun District Council under Section 257 of the Town and Country Planning Act 1990. We will be a consultee in the process to ensure all details are to our agreed standards. It is pleasing to note that the new PRoW alignment will generally be off road, passing through landscaped areas, sometimes with trees on both sides.

If the plan is that the route is to be used by cyclists as well, its legal status must be upgraded from 'footpath'. Bridleway is the minimum status that allows for cyclists but please note this also allows for equestrian use. There are local opportunities to improve the network; making it accessible to equestrians and upgrading FP2149 to a Bridleway would largely facilitate the connections.

Please note there is also the option of a permissive cycle agreement on the footpath or converting it to a cycle track. All must have the agreement of the landowner. Please advise which route you wish to take.

All the above options require a minimum 3 metre path (ideally 4m where possible), and the surface must be agreed by us before construction. The type of surfacing used will be dictated by the status of the path and its intended users. We cannot therefore, at this stage, agree to the use of buff coloured permeable macadam and our objection is on these grounds.

We note the diverted path will cross 4 roads. To ensure user safety, there must be good visibility at all crossings and safety features such as dropped crossings and tactile paving should be employed.

(Mapping reproduced from or based upon 2021 Ordnance Survey material, WSCC licence 100023447. Rights of Way information is not definitive).

Donna Trethewey
Planning and Communities Officer
Public Rights of Way
West Sussex County Council