

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: D Easton
FROM:	WSCC Highways - Public Rights of Way
DATE:	31 May 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. Revised docs have been uploaded.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	FP 2149
RECOMMENDATION:	No Objection and Advice
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.

WSCC PRow team previously commented on this proposal dated 12th January 2022. A number of comments were made along with requests for additional information. Further information has now been submitted by the applicant. This additional information includes email correspondence and Hard Landscape Plans – HBA -875-101 to 134.

I am pleased to accept confirmation from the developer of their intention to upgrade the **legal status** of Footpath 2149 to a Bridleway, catering for pedestrians, cyclists and equestrians.

The planned **width** of 3.5 metres with minor reductions to 3.0 metres in places where 3.5 metres is not possible due to existing trees and ditches and a short section widened to 4.0 metres to provide for an emergency access for a fire tender in the unlikely event that the internal spine road has been blocked, is also acceptable.

I understand the **surface** will be to PRow Standard No 14399/1, not No 142299/1 as shown on the Hard Landscape Plans. The developer will be using the well-drained option of Type 1 limestone with Limestone Dust except for the section that will need to cater for a fire tender which will be strengthened to increase the thickness, with a sub-base of 350mm Type 1, a surface/top dressing of 100mm Type 1 Limestone with 25mm of limestone dust.

With regards **where the PRow crosses roads**, I note there will be good visibility, tactile paving, dropped crossings and raised tables to slow vehicle speeds. These are welcomed.

The amended plans raise no issues and I am happy to withdraw previous objections.

I note page 45 of the substitute Design and Access Statement (DAS) shows the planned, diverted PRow route but incorrectly labels it as the existing PRow 2149 route. **To enable this development, the developer must apply for a diversion of PRow 2149 by means of a Public Path Order (PPO) (under Town & Country Planning Act 1990 S257) through the Local Planning Authority prior to development.** The WSCC PRow Team will be a formal consultee as part of this diversion Order application process. Development affecting the currently recorded legal line of Footpath 2149 must not begin until and unless the path has been formally accommodated else an offence is being committed and may invalidate any diversion Order procedure.

The PPO must be confirmed before WSCC PRow Team can grant the temporary path closure necessary for development to commence. More information on this can be found on our website at <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/request-a-change-to-a-public-path/>

No new structures, such as gates and stiles, are to be installed within the width of the PRow without the prior consent of the WSCC PRow Team. These will constitute an offence of obstruction under the Highways Act 1980.

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.

Where the ground levels adjacent to the PRow are to be raised above existing ground levels, this could increase the potential to flood the path. A suitable drainage system must be installed adjacent to the path to a specification agreed with the WSCC PRow Team prior to development commencing.

(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