

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Katie Sharp
FROM:	WSSC Highways - Public Rights of Way
DATE:	26 April 2022
LOCATION:	Land off Arundel Road Angmering
SUBJECT:	A/270/21/OUT Hybrid application comprising: Full planning application for the development of 160 No dwellings with open space, landscaping and sustainable drainage systems (SuDs), and two vehicular access points from Arundel Road; Outline Application with all matters reserved except access for up to 1,393 sqm of Class E floorspace with associated parking provision. This site is a Departure from the Development Plan and affects the setting of listed buildings.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	FP2176
RECOMMENDATION:	Advice / No Objection / No Objection (With Conditions) / Objection / More Information / Modification / Refusal
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 WSSC map information. In respect to the above planning application I would provide the following comments.

The western edge of this development fronts onto Public Right of Way (PRoW), Footpath FP2176. I note;

- the presence of the SuDS basin, play area, sports pitches and countryside interface along this edge,
- the development will connect to the PRoW via recreational footways alongside the play area,
- the retention and enhancement of boundary vegetation,
- the erection of a 2m close boarded fence between the sports pitches and the PRoW, and
- WSSC'S Flood team confirm there to be little flood risk.

There appears to be little impact on FP2176 therefore although we can expect increased usage from the 160 dwellings.

It is pleasing to note the less formal character of the 'transitional area' consisting of the SuDS basin, play area and sports pitches, within this development, between the built areas to the east and fields, externally to the west. This will help to integrate the development within the surrounding landscape and maintain the aesthetic enjoyment of PRoW users along this edge.

It is good to see the connections from the site to the PRow.

Regards the 2m closed board fence, the preference would be not for a closed board fence however I accept the necessity for it along the sports pitches edge. This should be softened with existing trees and vegetation on the PRow side. The erection of any new boundary must be done in consultation with the WSCC PRow team however to ensure the legal width of the footpath is maintained and there is no unlawful encroachment.

Finally, I note this application is submitted on the back of approved A/122/19/OUT. That resulted in a S106 agreement with a financial contribution for a cycle way to be constructed between the Hammerpot junction on the A27 and Angmering, either along the Arundel Road or PRow. There appears to be no mention of this in the planning documents.

Should any feasibility study into this conclude that the cycle way is best constructed along PRow FP2176, necessitating its upgrade to a bridleway, there would be a need for cycle access from the development to the PRow. To that end, and so as to future proof such connection, it would be beneficial for one of the paths alongside the play area, connecting to the PRow to be constructed to a suitable standard that would allow for cyclists.

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