

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr. S Davis
FROM:	WSCC Highways - Public Rights of Way
DATE:	10 January 2022
LOCATION:	The Cottage Shripney Road Bognor Regis PO22 9PA
SUBJECT:	BE/176/21/PL Demolition of existing dwelling and ancillary outbuildings and erection of a 66 bedroom care home with associated access, parking and landscaping. This site is in CIL Zone 3 (Zero Rated) as other development & is a Departure from the Development Plan.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	FP151
RECOMMENDATION:	No 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.

Looking at the red line boundary FP151 appears to be outside the area this planning application refers however runs along the very southern boundary of the site. Because of this we have no objection to this application however there are some important points to note in relation to the Public footpath and the need to retain access at all times for all lawful public path users (pedestrians).

At no stage can the public footpath be restricted in width or blocked as part of this application. If there is a need to temporarily close this path due to this proposed development then WSCC's PROW team can be approached for advice on the legal process required to be followed and for information there is a cost to this. The path can only be closed if there is a risk to the health and safety of lawful public path users.

There is reference to a boundary hedge between the development site and the public footpath. It is important to note that is there is any proposal to change this hedge at all or add to it that any encroaching vegetation on the public footpath is the landowners responsibility to cut back so the usable width of the footpath is not restricted at any stage.

The surface of the footpath cannot be disturbed as part of this proposed development without prior consent from WSCC's PROW team. If surface disturbance is required then a

temporary closure will be required and the details of the works and specification for reinstatement must also be approved by the PROW team before works commence.

Any drainage linked with this development that may impact the public footpath must be approved by WSCC's PROW team prior to any works taking place.

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Nick Scott
Principal Rights of Way Officer
Public Rights of Way
West Sussex County Council