

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	WSCC Highways - Public Rights of Way
DATE:	12 February 2024
LOCATION:	Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham
SUBJECT:	BN/11/22/OUT Outline application with all matters reserved (except for the A29 Realignment) for the demolition of existing structures and mixed use development to provide residential dwellings (Use Class C3), Care Home/Senior Living Accommodation (Use Class E/F2/Sui Generis), a Primary School plus open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29 including construction of a new road carriageway, junctions and associated infrastructure. This application also lies within the parish of Aldingbourne, affects the setting of listed buildings, affects the character & appearance of the Eastergate Church Lane Conservation Area and affects a Public Right of Way. This application is the subject of an Environmental Statement. I have received further information on the above application which is accompanied by an Environmental Impact Statement. The information was received on 21st December 2024 relating to:- amendments to the detailed design of A29 to address feedback from WSCC and inclusion of flood compensation in red edge.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpaths 296, 321 and 323
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	TBA

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.

This is West Sussex County Council (WSCC) Public Rights of Way (PRoW) team's second response, further to that of March 2022 and in response to further applicant documentation.

There are three main PRoW affected; Footpaths (FP) 296, 321 and 323.

FP296

I note the connection from the site will now meet FP296 at the point at which it also becomes a Highway E-path and the developer intends to make a S106 contribution to fund the upgrade of FP296 east and north-east of this point until it joins Church Lane to allow cycle use. The E-path designation is the higher of the two and Highways, rather than PRow will advise on the contribution required.

FP321

It is proposed that FP321 be adopted under a S38 agreement of the Highways Act (HA) 1980 so that it can be segregated for pedestrian and cycle use and constructed to a Highways standard rather than PRow's bridleway specification. The applicant will be responsible for the works within the red line boundary and make a S106 contribution covering the cost of upgrading the path to the east and west outside the site, the amount yet to be agreed.

FP323

I am unsure if FP323 is also to be adopted under a S38 agreement (HA 1980) as suggested in the Supplementary Planning Statement or remain a PRow (with permitted cycle use) as indicated on the Environmental Statement Appendix 3 Parameter Plan Access and Movement 00605B_PP07 REVP3. Please clarify. The status will determine surface and width requirements, both of which will be delivered by the applicant, to be approved by either Highways or WSCC's PRow team. The diversion will be applied for through Arun District Council. Please ensure the diversion lines up with the diversion of FP323 through the new underpass. Highways will advise on the suitability of the north to south, at-grade island pedestrian and cycle crossing of the East-West Link Road.

I note the Birch and West Barnham PRow railway crossings will be dealt with as part of any application covering the southern half of the site, south of the railway line, should they not be delivered through the site on land south of Barnham station.

My previous comments under General Notes still apply.

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Donna Trethewey
Planning and Communities Officer
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West Sussex County Council

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Regards

Donna Trethewey

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