

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:David Easton
FROM:	WSCC Highways - Public Rights of Way
DATE:	4 April 2022
LOCATION:	Bognor Regis Golf Club Downview Road Bognor Regis PO22 8JD
SUBJECT:	FP/274/21/OUT Outline planning application with all matters reserved, except means of access, for the erection of up to 480 new homes (C3), the formation of a new means of access onto Golf Links Road, together with the creation of new surface water drainage, new landscaping and habitat creation, ground works and other infrastructure and the retention and re-purposing of the retained club house (F2). This site also lies within the parish of Yapton, affects a Public Right of Way and is a Departure from the Development Plan. This application is subject to an Environmental Statement.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	FP153
RECOMMENDATION:	No Objection (With Conditions)
S106 CONTRIBUTION TOTAL:	n/a

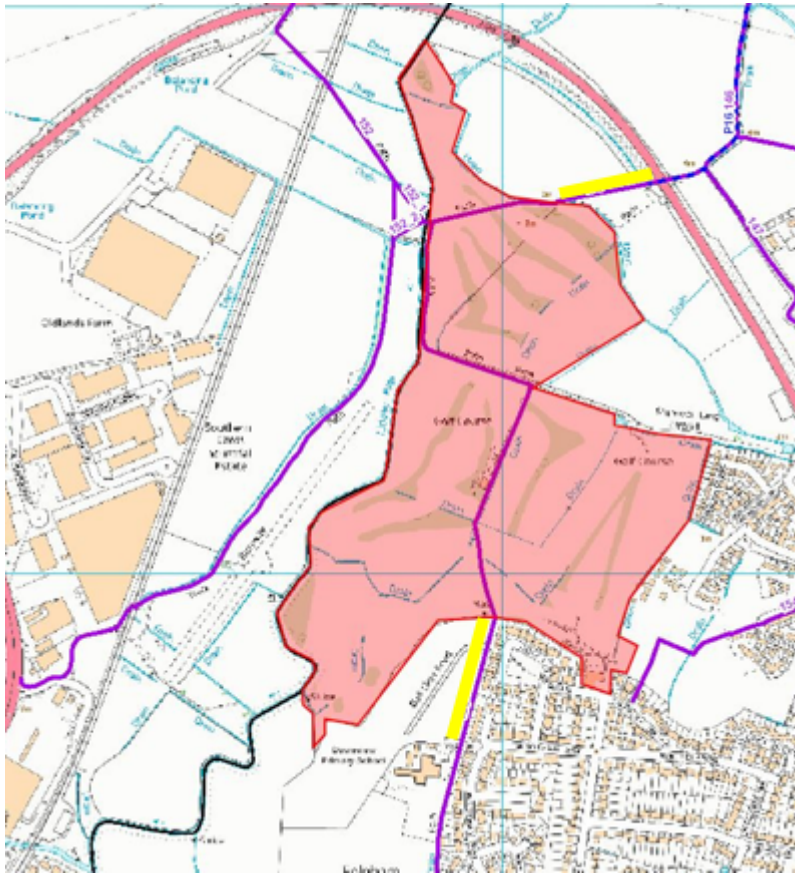
Thank you for the opportunity to comment on the above numbered planning application. This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. In respect to the above planning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

The developers acknowledge the existence of Public Right of Way (PRoW) Footpath (FP) 153 within the red line site boundary and outside of it, extending both north-eastwards to the A259 and southwards towards Downview Primary School and onwards.

It is worth noting;

- to the north, FP153 becomes a permissive cycle path once it joins Highway land surrounding the A259; and
- southwards, there are current plans to upgrade FP153 from Downview Primary southwards to allow cycles.

This leaves the requirement to upgrade FP153 within the site boundary and outside as indicated by the two yellow lines below for the purposes of connectivity, to enable new and existing residents a sustainable travel route between Bognor Regis and Barnham.



Should the development application be approved, the developer will be required to deliver these upgrades. Physically, within the site this can be achieved via Section 278 of the Highways Act 1980. Outside of it will require the permission of landowners which the developer should seek to acquire before delivery of the physical works or, via a S106 financial contribution.

Legally, the upgrades can be achieved either by:

1. upgrading the legal status of FP153 to a permissive cycleway;
2. upgrading the legal status of FP153 to a bridleway, or
3. having FP153 adopted by Highways under a Section 38 agreement and made an E-road.

The second and third options are preferable to ensure the route is available in perpetuity.

The physical structure will depend on the legal status given.

(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