

TECHNICAL NOTE

Project Title: Bognor Regis Golf Club

Report Reference: JNY10830-13

Date: 28th April 2022

APPLICATION REF: FP/274/21/OUT – WSCC PROW TEAM COMMENTS

Introduction

- 1.1 This Technical Note (TN) has been prepared on behalf of Hallam Land Management (HLM) to address the comments provided by West Sussex County Council (WSCC) Public Rights of Way officers dated 4th April 2022 in respect of the above planning application.
- 1.2 The comments provided by WSCC are identified in *blue italics* and the response provided by RPS is provided in black text.

WSCC comments

- 1.3 *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.*
- 1.4 *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.*
- 1.5 *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.*
- 1.6 *The second and third options are preferable to ensure the route is available in perpetuity.*
- 1.7 *The physical structure will depend on the legal status given.*
- 1.8 The developer will be willing to pay a contribution via a S106 agreement for these PROW upgrades. The status will need to be determined through agreement with the relevant land owners.