

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Jessica Riches
FROM:	WSCC Highways - Public Rights of Way
DATE:	23 October 2024
LOCATION:	Land at Ford Airfield Ford
SUBJECT:	F/16/24/RES Approval of reserved matters following outline permission F/4/20/OUT for phase reserved matters 4 (south), for the erection of 357 No. residential dwellings plus associated roads, infrastructure, parking, landscaping, open space & play areas and associated works. This application affects a Public Right of Way, may affect the setting of a Listed Building and falls within CIL Zone 1 (Ford strategic site - zero rated).
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpath 175
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	

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.

As stated in the NPPF, para 104, Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

Bearing the above in mind, my comments are as follows:

Footpath 175

Footpath 175 is being subsumed into a secondary street as part of Ryebank Park. Is this secondary street to be adopted by Highways under a Section 38 agreement of the Highways Act 1980? If so, its surfacing will need to be approved by Highways. If not, WSCC PRoW team will need to approve it.

Transport Technical Note states any diversion will be secured post-planning. Any diversion must be applied for by means of a Public Path Order (PPO) (under Town & Country Planning Act 1990 S257) through Arun District Council prior to development. The WSCC PRoW Team will be a formal consultee as part of this diversion Order application process. Development affecting the currently recorded legal line of FP363 must not begin until and unless the path has been formally accommodated else an offence is being committed and may invalidate any diversion Order procedure.

The PPO must be confirmed before WSCC PRoW Team can grant the temporary path closure necessary for development to commence. More information on this can be found on our website at <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/request-a-change-to-a-public-path/>

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

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Subject: Response To Application Number F/16/24/RES at Land at Ford Airfield Ford

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Please could the attached response be distributed to the relevant case officer.

Regards

Donna Trethewey

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

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