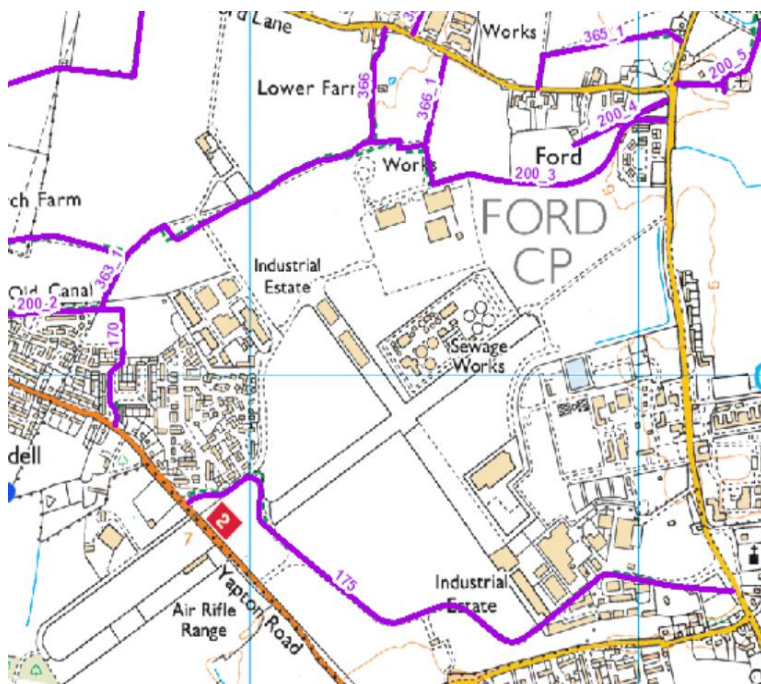


WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	<u>Arun</u> District Council <u>FAO:</u>
FROM:	<u>WSCC</u> - Highways Authority - Public Rights of Way
DATE:	30 September 2020
LOCATION:	Land at Ford Airfield Ford, West Sussex
SUBJECT:	<u>E/4/20/OUT</u> Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application falls within CIL Zone 1 - Zero Rated.
DATE OF SITE VISIT:	<u>n/a</u>
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

The existence of a Public Rights of Way (PROW) Footpaths 175, 363, 366 and 366_1 are a material consideration. Should planning consent be granted, the impact of development upon the public use, enjoyment and amenity of the PROW must be considered by the planning authority.

The granting of planning permission does not authorise obstruction of, interference to or moving of any Public Right of Way (PROW); this can only be done with the prior consent of West Sussex County Council (WSCC), as highway authority, and possibly also a legal Order process by Arun District Council as the local planning authority. Further advice can be provided on request.



Not Definitive - Do not reproduce

Upgrade to Bridleway status of existing footpaths would allow maximum flexibility for users. There are aspirations to improve local links and equestrian groups are keen to increase Bridleways South of the A27 alongside other local developments. Such enhancements to the network would allow for walkers, cyclists and equestrians a safe off-road route at 3m minimum and surfaced to WSCC PROW specification. Eventually such improved links could tie in with any schemes to link access for such users to the River Arun to the East and Public Rights of Way North to Arundel and South East towards Littlehampton. We would urge the applicant and planning authority to consider such enhancements for the benefit of the development, local community and visitors to the area. This would also improve access to local business, schools and tourism.

No new structures, such as gates and stiles, are to be installed within the width of the PROW without the prior consent of the WSCC PROW Team. These will constitute an offence of obstruction under the Highways Act 1980.

The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and / or chemicals during any works. These will constitute an offence of obstruction under the Highways Act 1980.

Where it is necessary to undertake works within the legal width of a PROW, e.g. install utilities, (or for development works immediately adjacent to a PROW that can not reasonably be managed through different Health and Safety practice) the applicant must be advised to apply to WSCC PROW Team for a temporary path closure. The applicant must be advised there is no guarantee an application will be approved; that a minimum of 6 weeks is needed to consider an application.

Where it will be necessary to permanently divert or extinguish a path 'to enable development to take place' by means of a Public Path Order (PPO) (most often under Town & Country Planning Act 1990 s257), to be applied for by the developer through the Local Planning Authority prior to development, WSCC PROW Team is not able to grant a temporary path closure as a precursor to a PPO. In such circumstance, WSCC PROW Team will only consider an application for a temporary path closure once the Local Planning Authority has made and confirmed a PPO.

Darryl Hobden

West Sussex County Council – Public Rights of Way