

FROM: Katherine Eels

TO: Arun District Council

FAO: Clare Potts

SUBJECT: P/140/16/OUT - Outline application for access only - mixed use development comprising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace, provision of land for a 1FE primary school (with sufficient space to ensure that it is expandable to 2FE), provision of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route & other community uses including public open space & allotments with some matters reserved. This application is a departure from the Development plan

Land South of Summer Lane & West of, Pagham Road, Pagham, West Sussex

DATE OF SITE VISIT:

RECOMMENDATION:

Advice	☒	Modification	☒	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

West Sussex County Council Public Rights of Way would like to comment on this application as there are Rights of Way which will be impacted by this proposal.

1. With respects to cycling towards Chichester, there is a longstanding WSCC aspiration to secure a route from Pagham to Chichester via Sidlesham. Such a link would then achieve a route using lightly trafficked roads or off-road tracks. This route proposed would use existing public rights of way nos. 100, 104, and 106. These are all public footpaths at present and their legal status would need to be changed to bridleway to allow cycling. The surfacing on parts of the route would also need to be improved along with a minor modification to the existing bridleway standard bridge over the Pagham Rife to accommodate both cyclists and equestrians. This would greatly benefit the local community and new residents for both leisure and commuting.

2. The development proposes to safeguard an element of the proposed cycleway/bridleway link. This length falls within land under the control of the applicant. Whilst the completion of the link would then require works that appear to lay outside the control of the applicant, it would still be desirable for the applicant to use all reasonable endeavours to secure upgrading of the whole route. In the event, that the applicant cannot achieve the necessary landowner consents to undertake works; a contribution should be made to WSCC to allow them to pursue the delivery of this route.

3. Public Footpath 101 runs between both areas of development and is an already well-used access route on foot from the village to Pagham Harbour. Given there is a likely to be an increase in the footfall on this route a contribution should be made to WSCC to improve the footpath surface.

4. We would also like the applicant to look at creating a circular walk going north west from FP101 past Shipverling Barn turning south round the back of the reservoir to re-join FP101, this is within their power to gift. This proposed route would be of community benefit and be attractive to new residents who will inevitably looking for dog walking routes.

5. 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, through a legal process.

6. Developers/landowners should ensure that public use of the PROW takes precedence over private/development vehicular traffic. It is a criminal offence to damage the surface of a PROW and the prior consent and approval of the County Council to a specification must be secured, even if the surface is to be improved. The applicant will be liable for any damage to the surface arising from his exercise of private access rights

7. Safe & convenient public access is to be available at all times across the full width of the PROW, which may be wider than the available route – advice on the width can be provided by WSCC Rights of Way (RoW) Team. The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals during any works.

8. Any down pipes or soakaways associated with the development should discharge into an existing or new drainage system and away from the surface of the PROW. No drainage system is to be installed through the surface of the path without the prior consent of WSCC's RoW team.

9. Any alteration to, or replacement of, the existing boundary with the PROW or the erection of new fence lines, must be done in consultation with WSCC's RoW Team to ensure the legal width of the path is maintained and there is no unlawful encroachment.

10..Access along the PROW by contractor's vehicles, deliveries or plant is only lawful if the applicant can prove they have a vehicular right. If the path surface is considered damaged as a result of the development then the applicant will be required to make good the surface to a standard satisfactory to WSCC's RoW Team.

Katherine Eels
Access Ranger, PROW, West Sussex County Council

From: Claire Potts
Sent: 09 February 2017 09:45
To: Planning.Responses
Cc: David Innes
Subject: FW: Pagham P/140/16/OUT

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Strategic Development, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37698 | External: +44 (0) 1903 737698 E-mail: claire.potts@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: [REDACTED]
Sent: 08 February 2017 16:05
To: Claire Potts
Subject: FW: Pagham P/140/16/OUT

Dear Ms Potts

Please find attached comments relating to the above application from Public Rights of Way at West Sussex County Council.

Kind regards

Katherine Eels

Katherine Eels
Access Ranger
Rights of Way -- Highways and Transport
West Sussex County Council

Please note I work from Monday to Wednesday

 CALL  IM  EMAIL

Location: 1st floor Northleigh, Tower Street, Chichester, West Sussex, PO19 1RH

[REDACTED] | External: +44 (0)330 22 26692 | [REDACTED]

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Rights of Way information is not definitive.

From: Katherine Eels
Sent: 08 February 2017 16:01
To: 'David.Innes@arun.gov.uk'
Cc: [REDACTED]
Subject: Pagham P/140/16/OUT

Dear Mr Innes

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Kind regards

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