

[REDACTED]

From: [REDACTED]
Sent: 14 January 2019 12:14
To: Planning.Responses
Cc: SU Local Development
Subject: **Warning Active Content** RE: Planning Consultation on Y/102/18/DOC

FAO: Mr S Davis

Please see attached response from WSCC Public Rights of Way.

This encompasses Y/102/18/DOC and Y/97/18

Kind regards,

Darryl

Darryl Hobden
Access Ranger – Area 4
Rights of Way – Highways and Transport
West Sussex County Council

 CALL  EMAIL  IM

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

[REDACTED]

Main Office: Public Rights of Way 01243 777620 or prow@westsussex.gov.uk

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Rights of Way information is not definitive.

 Did you know you can follow West Sussex Highways on Twitter? @WSHighways

We've launched our new website www.westsussex.gov.uk

From: Mark Woodman **On Behalf Of** SU Local Development
Sent: 09 January 2019 15:11
To: Darryl Hobden
Subject: FW: Planning Consultation on Y/102/18/DOC

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 04 January 2019 12:05
To: SU Local Development
Subject: Planning Consultation on Y/102/18/DOC

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: Y/102/18/DOC

Registered: 21-DEC-18
Site Address: Land off Burndell Road, Yapton Yapton

Description of Works: Approval of details reserved by condition imposed under ref APP/C3810/V/16/3158261 relating to Condition No 13 Comstruction Management Plan.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditons relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 18th January 2019.

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Thanking you in anticipation

Planning Case Officer
Arun District Council

post_con_email

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Highways, WSCC
DATE:	14/01/19
LOCATION:	Land off, Burndell Road, Yapton, Arundel
SUBJECT:	Y/97/18/DOC/PROW Approval of details reserved by condition imposed under ref Y/19/16/OUT relating to Condition Nos 5, 6, 7, 9, 10, 11, 12, 15, 17, 18, 19, 22, 23 and 24.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

The existence of a Public Right of Way (PROW Footpath 167) is a material consideration. 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 HDC as the local planning authority. Further advice can be provided on request.

Safe and convenient public access is to be available at all times across the full width of the PROW, which may be wider than the available and used route – advice on the legal width can be provided by the WSCC PROW Team.

The applicant is advised that a public access right has precedence over a private access right. Should a closure be required as intimated in the CMP this must be applied for well in advance in order that WSCC as Highway Authority may consider the proposal.

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.

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.

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 the WSCC PROW Team.

Where the ground levels adjacent to the PROW are to be raised above existing ground levels, this could increase the potential to flood the path. A suitable drainage system must be installed adjacent to the path to a specification agreed with the WSCC PROW Team prior to development commencing.

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 the WSCC PROW Team to ensure the legal width of the path is not reduced and there is no unlawful encroachment.

Access along a PROW by contractors' vehicles, deliveries or plant is only lawful if the applicant can prove it has a vehicular right; without this an offence under the Road Traffic Act 1988 section 34(1) is being committed.

It is an offence to damage the surface of a PROW without the prior consent of the WSCC PROW Team. The applicant must supply a specification and secure the approval of the WSCC PROW Team before works affecting the PROW begin, even if the surface is to be improved. Where a PROW surface is damaged and there was no prior consent, the applicant will be liable and required to make good the surface to a standard satisfactory to the WSCC PROW Team.

Darryl Hobden
West Sussex County Council – Public Rights of Way