

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr. S. Davis
FROM:	WSCC Highways - Public Rights of Way
DATE:	7 March 2022
LOCATION:	Land to the south of Ford Lane and east of North End Road Yapton BN18 0DS
SUBJECT:	Y/10/22/PL Erection of 15 No dwellings (including 4 No affordable units) with associated access, parking, landscaping, drainage and public open space (additional units to those approved under application Y/123/21/PL). This application may affect the setting of a listed building, affects the character & appearance of the Church Lane Conservation area, affects a Public Right of Way and is in CIL Zone 2 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	FP358
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a

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.

From the documents available this appears to refer to the resurfacing of FP358 along the eastern edge of the development site and FP357 (as discussed below). This was previously commented on in relation to Y/123/21/PL and looking at the proposed drawings including surface specification and widths I can confirm we have no objection to the surfacing and widths of FP358.

Another point I would like to raise is the proposed turning head featuring at the southern most point of the Redrow development previously comments on by PROW colleagues. It was requested that this be moved west so the line of FP could be as it currently exists. The layout featuring in this application appears to make it challenging for users to follow the legal line of the footpath as any crossing facilities will need to be a suitable distance away from the turning head so tactiles etc can be accommodated. I was under the impression this had been agreed but the turning head proposed here does not reflect this. The importance of this may be more important in the future as we would like to see bridleway rights along this route in the future so a safe crossing layout should be available for lawful path users to follow. Considering this the layout illustrated in this application does not sufficiently accommodate existing lawful users, let alone potential future use, and we would like to see this reviewed in line with what was previously agreed to our knowledge in relation to the previous application for the land immediately north. Therefor we would like to see some additional information on how this turning

head may be changed to accommodate the legal line of FP357 and if not where the FP could be diverted to to avoid users having to cross at the turning head.

At no stage can lawful public access be prevented or blocked. If there is a need for a temporary closure to protect public safety whilst works are undertaken advice should be sought on the process and costs involved from WSCC's Public Rights of Way Team.

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Nick Scott
Principal Rights of Way Officer
Public Rights of Way
West Sussex County Council