

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	WSCC - Highway Authority: Public Rights of Way
DATE:	02nd December 2020
LOCATION:	Land South of Ford Lane east of North End Road Yapton Arundel BN18 0DS
SUBJECT:	Y/131/20/DOC Approval of details reserved by condition imposed under ref APP/C3810/W/17/3170059 (Y/80/16/OUT) relating to Condition Nos 7 - means of access/egress onto Ford Lane, 8 - retention & improvement of Public Rights of Way 357, 358, 359 & new cycle & pedestrian routes, 9 - Stage 1 Road Safety Audit, 12 - Travel Plan and 17 - Phase 1 Habitat Survey
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

1. Condition 8 (retention and improvement to Public Rights of Way 357, 358 and 359 and new cycle and pedestrian routes)

Whilst some discussion has already taken place with regards to FP358 and its dedication to Bridleway status, I would echo the thoughts of Tim Townsend, Principle Transport Planner, WSCC, in his seeking of increased access rights over FP357 across the site also.

By also dedicating this route as Bridleway you increase the flexibility of the Public Rights of Way to include cyclists and equestrians who will seek access to the local school and amenities.

Footpath 357 allows closer access to North End Road, at the North West corner of the development and potential onward links to Maypole Lane and a short section of Bridleway that crosses the railway line.

An alternative, were the planning authority only to agree upon FP358 being dedicated as Bridleway along the Eastern boundary, as already discussed, would be to formalise permissive cycling rights along FP357. This would ensure flexibility for residents of the development and those accessing the site and remove the potential for conflict in the future where cyclists may well use these routes despite their Footpath status.

Should both routes be formally dedicated as Bridleways we would seek 3m minimum width and surfacing as per our specification which will require specific materials to meet equestrian needs. If FP357 is to allow cycling and pedestrian access only, the surfacing material will not need this specific type but can be agreed in due course. It will however still require a minimum of 3m to ensure safe separation between cyclists and pedestrians.

Darryl Hobden
West Sussex County Council – Public Rights of Way