

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC Highways - Public Rights of Way
DATE:	9 March 2022
LOCATION:	Bonhams Field Main Road Yapton BN18 0DX
SUBJECT:	Y/186/21/PL Erection of 32 No dwellings with associated works including access, landscaping and parking. This application may affect the setting of a listed buildings, may affect the Main Road/Church Road Conservation Area. This application 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):	
RECOMMENDATION:	Advice
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.

My colleague Alison Meeus in WSCC Transport Planning has made me aware of this planning application. I am informed that a condition of the recently approved Stakers Farm (Y/44/17/OUT & Y/72/20/RES) development to the north of this site, and Bonhams Field reserved matters approval (Y/63/17/RES) for 56 dwellings has highlighted an area of land to be safeguarded for a future footpath link with this development. This footpath link will provide a safe route to the nearby primary school, from both developments and from the larger housing developments south of Yapton Road and better connectivity to future cycle link projects such as the Yapton to Barnham cycle route.

WSCC would like to see this footpath/cycle link created between the Stakers Farm and Bonhams Field site across a private farm track. To safeguard this link in perpetuity, the link should be legally created as a Bridleway under Section 25 of the Highways Act 1980, with the landowner's permission. If approved, WSCC would take on responsibility for maintaining the surface of it.

Once landowner permission has been obtained, the developer would be required to deliver the link which should be a minimum of 3m wide and surfaced to a specification agreed by the Public Rights of Way team.

Donna Trethewey
Planning and Communities Officer
Public Rights of Way
West Sussex County Council