

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:
FROM:	WSCC - Highways Authority - Public Rights of Way
DATE:	24 September 2020
LOCATION:	Land North of Yapton Church of England Primary School North End Road Yapton
SUBJECT:	Y/71/20/RES Approval of reserved matters following outline consent Y/88/18/OUT for the erection of 38 No. dwellings, Public Open Space, a play area & drainage features. This application affects Public Rights of Way.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice / More Information
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

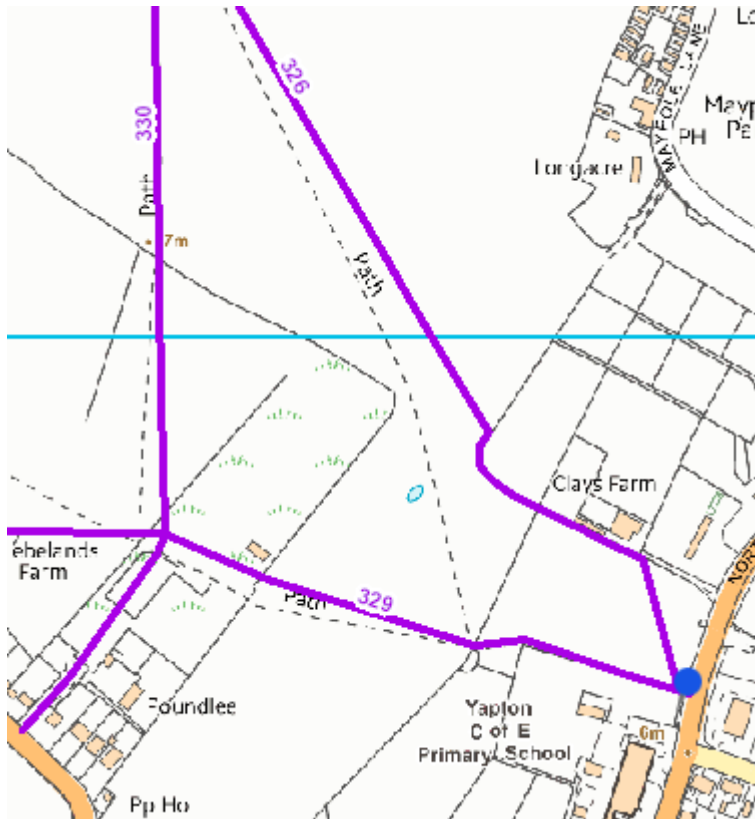
Construction Environmental Management Plan states:

5.10 Public Right of Way

There are two existing public right of ways on site. The first right of way on the southern part of the site follows the boundary along Yapton CE Primary School. This shall have Heras fencing erected along its entirety to restrict access to site whilst maintaining a clear and usable public right of way. The northern right of way which cuts directly through the site from the south-east, shall be informally redirected in the interest of public health and safety. The new route shall follow the southern right of way to the far western boundary before turning northbound to intersect its original route.

Please confirm the width to be provided along Footpath 329 whilst development takes place. Given the surface and previous open aspect the heras fencing will channel users along a set route which will quickly become boggy under wet conditions and over time as development proceeds. A 3m wide access would mitigate this and consideration given to a temporary surface. Any work on the PRow itself will require a closure, application process available from WSCC.

'The Northern Right of Way' relates to Footpath 326 and elsewhere in the documents is described as 'diverted'. It should be noted that this Footpath has yet to be formally diverted and if the applicant applies for such under S.257 this is open to public objection. It is therefore strongly recommended that this process be instigated as soon as possible between the applicant and the Planning Authority and prior to the commencement of the development.



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**Darryl Hobden
West Sussex County Council – WSCC Public Rights of Way**