

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Steve Davis
FROM:	WSCC Highways - Public Rights of Way
DATE:	5 August 2026
LOCATION:	Land at Sunnyside Nurseries, Yapton Road Barnham
SUBJECT:	BN/73/26/OUT Outline planning (with some matters reserved except access) for up to 190 No. dwellings including informal and formal public open space, landscaping, drainage, and other associated works. This application is a Departure from the Development Plan, affects a Public Right of Way and may affect the setting of listed buildings.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpath 325
RECOMMENDATION:	Objection
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.

As stated in the NPPF, para 105, Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

Defra Rights of Way Circular (1/09) states The effect that a proposed development will have on Public Rights of Way is a material consideration for planning authorities when deciding whether or not to approve a planning application. The potential consequences on Public Rights of Way must be taken into account. Information supplied by an applicant should therefore explain how the potential development will impinge on Public Rights of Way.

Footpath 325 is currently being considered for extinguishment. The final decision is yet to be made however Network Rail have demonstrated that the crossing of FP325 over the railway poses a significant risk to the public and that there are no mitigations such as a light system (miniature stop lights) that can be put in place to lessen the risk at the crossing. All options have been considered.

Given this, it may be advisable to delay any decision on this planning application until the decision over extinguishment is made.

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Rights of Way information is not definitive.

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

[REDACTED]

From: Elaine Walby on behalf of Planning.Responses
Sent: 06 August 2026 16:14
To: Planning Scanning
Subject: FW: Response To Application Number BN/73/26/OUT at Land at Sunnyside Nurseries Yapton Road Barnham
Attachments: Response_BN-73-26-4.pdf

[REDACTED]

[REDACTED]

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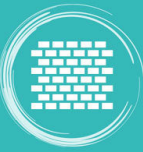
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[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
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www.arun.gov.uk

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From: [REDACTED]
Sent: 05 August 2026 14:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BN/73/26/OUT at Land at Sunnyside Nurseries Yapton Road Barnham

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Please could the attached response be distributed to the relevant case officer.

Regards

Donna Trethewey

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

██ but the responding officer can be contacted directly via email if there are any questions relating to this response.

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