

David Purcell
45 Cissbury Gardens
Worthing
BN14 0DZ

10 October, 2025

Mr S Davis, Case Officer
Planning Department
Arun District Council

Planning ref: Planning Application No. BN/97/25/PL

Dear sir,

Location of application: Land off Church Lane Barnham

Details of application: Change of use of land from agricultural use to residential use, creating 4 No permanent private gypsy plots with associated parking, landscaping and facilities.

I am submitting this objection to planning application BN/97/25/PL for and on behalf of the Ramblers in my role as West Sussex Area Footpath Officer. The objection relates specifically to the impact on a Public Right of Way that crosses the application site.

The Ramblers works to help everyone enjoy the pleasures and benefits of walking, and to enhance and protect the places where people love to walk. We are committed to encouraging and supporting walking, protecting and expanding public rights of way and access land, and protecting the beauty of the countryside and other areas.

A Public Right of Way (PRoW) in the form of footpath BAR-323 passes through the application site. The footpath runs from Church Lane heading through the site before turning north towards and then crossing the railway lines to the west of Barnham station.

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Ramblers

13 Dirty Lane, London SE1 9PA
[REDACTED]

The application includes a proposal to formalise the diversion of the line of footpath 323 within the application site on to a curved walked line between Church Lane and the footbridge. We assume the diversion will be the subject of a separate planning application.

We have no objection to the diversion itself, which exists on the ground today, but we do concerns about the manner in which it has been partly implemented to date, and the planting regime outlined in the Habitat Management and Monitoring Plan (HMMP) within this current planning application where it impacts the PRow.

Specifically we object to the planning application in its current form for the following reasons:

- The existing fencing and planting of laurel hedging along each side of the PRow (as Figure 6 in the HMMP) does not meet the required standards set by the Highway Authority that requires that a 2m wide gap is left between boundaries along a footpath. The existing gap varies but is typically about 1m in width. Refer to section 6 of the [Development and Public Rights of Way: Advice Note for Developers and Local Authorities](#) document produced by WSCC as Highways Authority.
- The impact of this existing laurel hedging will be even more pronounced as it matures given that they have been planted very close to the fencing and will therefore inevitably grow over and through it further narrowing the available space for legitimate users of the footpath. If allowed to remain “as is”, this is likely to demand cutting on the sides facing on to the footpath on at least an annual basis, which is not reflected in the management approach defined in the HMMP.
- Further planting of native hedging is planned. The Site Plan suggests that the gap between the new hedgerows is greater than that of the existing hedge line to the east, but is not explicitly defined. This should be set out to ensure the available width of the footpath meets the requirements set out by the Highway Authority.

The Planning Authority are reminded that the approved development to the north of the site (reference BN/149/22/PL) incorporates a further section of the same footpath and forms a key route within the development site. It is not unreasonable to assume therefore that the footfall on the footpath overall will increase once this is built and occupied.

The images below show two different photographs taken on the footpath in late September 2025, where fencing has been installed and laurel hedging planted. The photograph on the left shows the path approaching the footbridge whose walkway is about 1m in width, and therefore indicates the separation between the fence lines alongside the footpath on the approach. The photograph on the right was taken further to the east and illustrates how close the laurel hedging has been planted to the fence on each side.



In the event that the Planning Authority are minded to approve the application, then a planning condition should be set to ensure that the planting and boundary fencing alongside the footpath meet the requirements set by the Highways Authority, who should also be consulted on the matter [REDACTED]

Yours faithfully,

[REDACTED]

David Purcell

West Sussex Area Footpath Officer, Ramblers

Ramblers

13 Dirty Lane, London SE1 9PA
[REDACTED]



Ramblers

13 Dirty Lane, London SE1 9PA



The Ramblers' Association is a registered charity (England & Wales no 1093577, Scotland no SC039799) and a company limited by guarantee, registered in England & Wales (no 4458492). Registered office, c/o Bates Wells, 10 Queen St Place, London EC4R 1BE.



From: Nicola Oktay on behalf of Planning.Responses
Sent: 13 October 2025 10:06
To: Planning Scanning
Subject: FW: Planning Application BN/97/25/PL (Barnham) - Ramblers Objection
Attachments: Planning Objection - Barnham BN9725PL.pdf

REP

Nikki Oktay
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From: David Purcell (WSAFO) [REDACTED]
Sent: 10 October 2025 14:21
To: Planning <Planning@arun.gov.uk>
Subject: Planning Application BN/97/25/PL (Barnham) - Ramblers Objection

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FAO Mr S Davis, Case Officer

Please find attached an objection to planning objection BN/97/25/PL (Church Lane, Barnham) submitted for and on behalf of the Ramblers.

Regards,

David

David Purcell
West Sussex Area Footpath Officer, Ramblers (Sussex, volunteer)