

Mr David Purcell  
45 Cissbury Gardens  
Worthing  
BN14 0DZ

30 July, 2025

Emma Sheppard, Case Officer  
Planning Department  
Arun District Council

**Planning ref: Planning Application No. F/19/25/OUT**

Dear Emma,

**Location of application:** Land to the South of Ford Lane Arundel BN18 0DF

**Details of application:** Outline planning application with all matters reserved (except access proposed along Ford Lane) for development of up to 400 No dwellings, a 8-10 form entry secondary school with associated sports pitches and facilities, a community hub building of up to 600 sqm, new pedestrian and cycle routes, Public Open Space, sustainable urban drainage system, landscaping and associated infrastructure

I am submitting this objection to planning application F/19/25/OUT for and on behalf of the Ramblers in my role as West Sussex Area Footpath Officer. The objection relates specifically to the impact on Public Rights of Way (PRoW) that pass through 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. As Ramblers we value our countryside for its natural beauty, sense of peace and tranquillity and wildlife, as well as its vital role in promoting wellbeing and sustainable economic growth.

*Page 1 of 3*

**Ramblers**

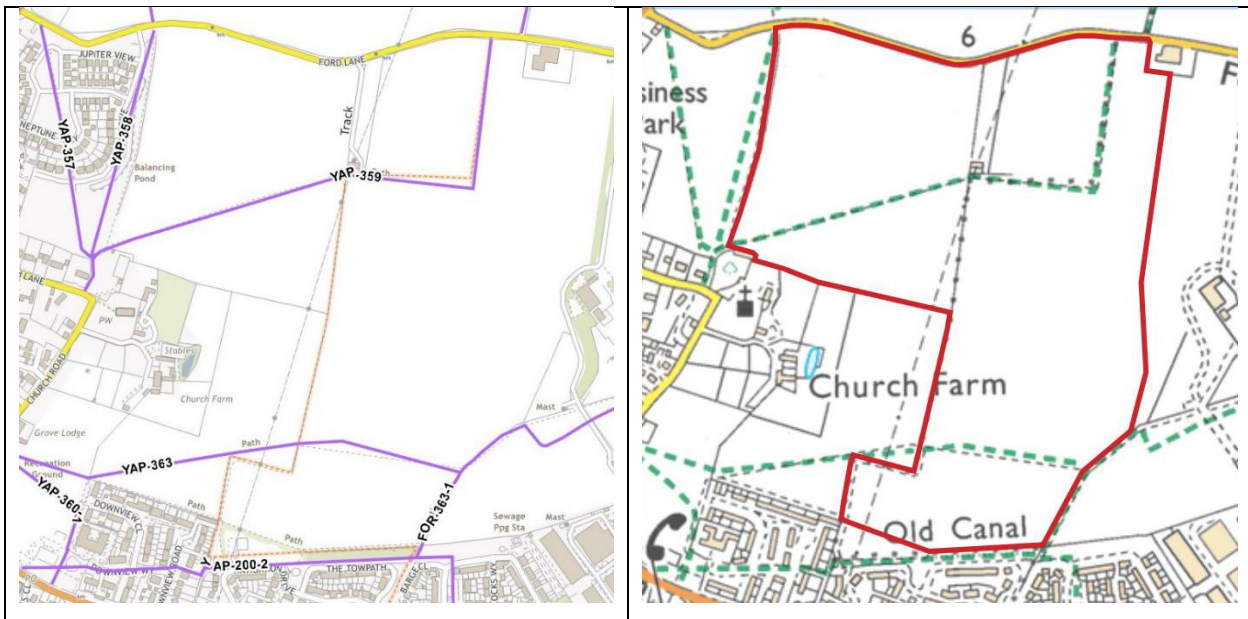
13 Dirty Lane, London SE1 9PA

 | [ramblers.org.uk](https://ramblers.org.uk)

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.



Two Public Rights of Way (PRoW) in the form of footpaths 369 and 363 pass through the application site and will be significantly and directly affected by the proposed development. Two other footpaths, namely 200\_2 and 363\_1, follow the southern boundary of the application site. The layout of the footpaths is shown below in the capture from the WSCC iMap on the left, alongside an equivalent extract from the map showing the red line site boundary provided by the applicant on the right.



It is noted that paragraph 9.91 in the Planning Statement acknowledges the adverse effect the development would have upon footpaths 369 and 363. While the precise impact on the footpaths through the site will not be apparent until reserved matters are dealt with, nonetheless we object to the outline planning application due to the severe and negative effect the proposed development would have upon the walking environment, which is currently through agricultural land.

Specifically we object for the following reasons:

- Footpath 369 will be entirely absorbed within the development and will cease to be a rural route leading through to, and providing views of, the oldest part of the original village of Yapton centred about the parish church, which includes listed buildings.
- The walking environment enjoyed by users of footpath 363 is already set to be fundamentally altered by The Landings development to the east in Ford and under this



**RAMBLERS**

**Sussex**

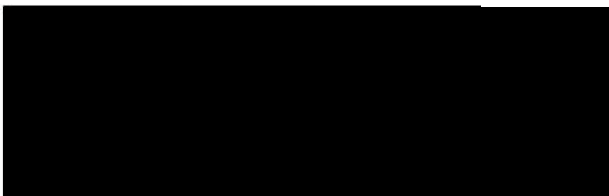
proposal this footpath would then become an entirely urbanised route with little or no rural outlook remaining, significantly reducing the amenity value of the PRoW.

- The rural outlook from the paths bordering the southern boundary of the site, especially footpath 363\_1, will be negatively impacted if the development goes ahead further degrading the amenity value of the PRoW.
- The development constitutes an intrusion into the visual amenity of legitimate users of the countryside.
- The outlook from almost all other PRoW into Yapton village are already compromised by existing or planned development.
- The development is a clear departure from the Yapton Local Plan and will significantly reduce the separation between the built up areas in Ford and Yapton, creating an almost continuous urban sprawl to the south of Ford Lane.

The planning authority are reminded that Defra Circular 1/09 states at paragraph 7.2 that “The effect of a development on a public right of way is a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered.”

We urge the planning authority to refuse the outline planning application.

Yours sincerely,



David Purcell

West Sussex Area Footpath Officer, Ramblers

*Page 3 of 3*

**Ramblers**

13 Dirty Lane, London SE1 9PA

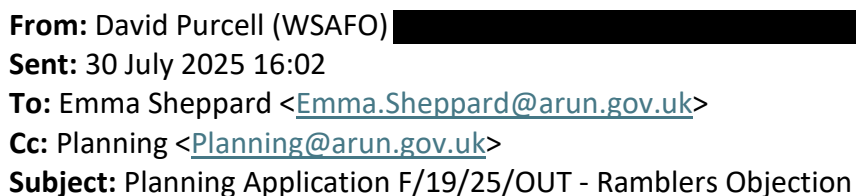


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1

Please find attached an objection to the outline planning application F/19/25/OUT for the land south of Ford Lane, submitted on behalf of the Ramblers.

Regards,

David

*David Purcell*

*West Sussex Area Footpath Officer, Ramblers (Sussex, volunteer)*