

Sussex Area Ramblers Association
Planning Consultation Response
To Development Control, Arun District Council

Dear Ms Gardner

Arun DC Planning Application F/1/21/PL
Yapton: East of Church Farm, North of The Towpath
Proposed change of use from agriculture to educational and public open space.

We have the following comments on the above application:

FP363's significance to the walking environment is that it has open views to the north, looking away from development to the south. Whilst no diversion appears to have been considered necessary in the context of change of use alone, in the event of a planning application for a school coming forward we would expect to see a diversion of FP363 accommodated around the northern boundary of a future school, in a reserve of land within the ownership of the applicant, wide enough to accommodate a minimum 3m wide footpath corridor plus additional width for any boundary planting outside of a presumed security fence.

We would reserve comment regarding the effects of two proposed school access vehicular crossing points presumed to include footway junctions with the Towpath FP200-2, pending submission of a planning application for site development.

Generally, our concerns about the level of development being proposed in the Yapton area relate to the loss of amenity due pleasant footpaths in open fields becoming urbanised. At this early stage we would also highlight the benefits to the walking environment of new urban areas by routeing footpaths through continuous open space sections rather than just along estate roads with the less attractive prospect of intersections with driveways to houses etc.

Yours faithfully

John Cooban
Sussex Area Ramblers West Sussex Countryside Officer