

[REDACTED]

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**From:** Simon Davis  
**Sent:** 24 February 2020 16:22  
**To:** Planning Scanning  
**Subject:** FW: Planning Decision on Bonhams, Yapton - Y/63/19/RES - Clause 3

[REDACTED]

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**From:** Julie Robinson [REDACTED]  
**Sent:** 24 February 2020 16:10  
**To:** Simon Davis [REDACTED]  
**Subject:** Re: Planning Decision on Bonhams, Yapton - Y/63/19/RES - Clause 3

Dear Mr Davis

I see. So now there is the potential to allow for walkers and cyclists, but not equestrians? This just seems to me to be the sort of ingrained discrimination that equestrians now have an uphill struggle against - which seems ridiculous in rural villages where surely it is not unreasonable to expect to see horse riders?

I hope the kind of incidents that equestrians now face on a daily basis in this area - see attached from early Feb 2020 - because no safe off-road routes are being provided, will not result in something far worse before somebody will take action to help the situation.

I do, and have, frequently responded to planning applications requesting routes for equestrians but they are always ignored. On this occasion I thought the request made by the Parish Council was strong in indicating that it was what the parish wanted, and was sufficient. Your reply seems confused by on the one hand saying routes for equestrians were not requested when the Parish Council did request them by asking for a restricted byway (when if they intended equestrian exclusion they would have merely asked for a walk and cycle path), or saying nobody else mentioned routes for equestrians, but then saying that a route for equestrians could not have been justified for the new development in any case. On that basis, people writing in response to planning applications and asking for bridleways or routes for equestrians would seem to be an entirely pointless exercise?

Regards

Julie Robinson

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**From:** Simon Davis  
**Sent:** Monday, February 24, 2020 2:36 PM  
**To:** Julie Robinson  
**Subject:** RE: Planning Decision on Bonhams, Yapton - Y/63/19/RES - Clause 3

Dear Mrs Robinson,

Aside from the YPC's reference to a restricted byway, there was no correspondence from anyone to request a route suitable for horses. Furthermore, we would not be able to justify the inclusion of an equestrian route into the scheme on the basis of the demands of the new residential development.

I would also add that the condition attached to Y/63/19/RES only seeks to safeguard the land, provide a small amount of pathway and then make an opening onto the adjacent access track. In future such an opening could be made suitable for both pedestrians and cyclists and thus allow access onto the private road and then allow access from there into the Stakers Farm site.

Kind Regards

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**From:** Julie Robinson [REDACTED]  
**Sent:** 24 February 2020 12:54  
**To:** Simon Davis [REDACTED]  
**Subject:** Re: Planning Decision on Bonhams, Yapton - Y/63/19/RES - Clause 3

Dear Mr Davis

So you are blaming this as the fault of the Parish Council for not being specific enough in their wording, even though restricted byway was used in their response? For what reason would Arun District Council not think it a good idea to provide a safe off-road route for the benefit of only walkers and not, apparently, cyclists and horse riders, which will include children?

I am sorry, but yes I am angry, and surely this process should not be like drawing teeth?

Julie Robinson

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**From:** Simon Davis  
**Sent:** Monday, February 24, 2020 11:23 AM  
**To:** Julie Robinson  
**Subject:** RE: Planning Decision on Bonhams, Yapton - Y/63/19/RES - Clause 3

Dear Mrs Robinson,

The Parish's last comments were that: *"YPC welcome the future proofing of a future connection to a green linkway/restricted byway/footpath circulating the western boundary of the BUAB. To ensure that this zone does not get eroded in design YPC would ask that a condition is placed to ensure it remains in place for the benefit of the future proposed community green link-way."* Whilst I note that a restricted byway allows use by horses, there was no specific mention of access by equestrians.

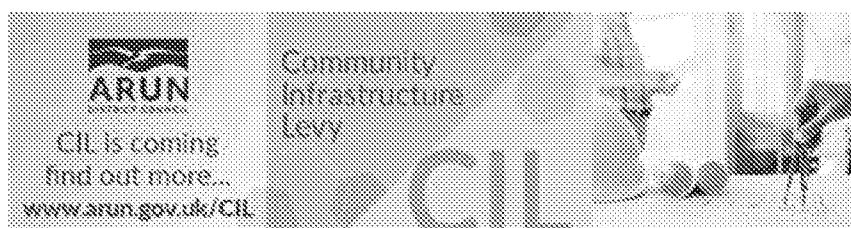
In any case, the decision has been issued and we are unable to change the condition/reissue the decision.

Kind Regards

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Save the environment - think before you print.

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**From:** Julie Robinson [REDACTED]  
**Sent:** 24 February 2020 11:13  
**To:** Simon Davis [REDACTED]  
**Subject:** Planning Decision on Bonhams, Yapton - Y/63/19/RES - Clause 3

Good morning

URGENT

I have tried to telephone you this morning about this application, for which I received notification late on Friday evening.

I understood that the Parish Council had requested and agreed with Seaward that a multi-user ie. bridleway or byway link would be made into the Stakers Farm site not just (Clause 3) a FOOTPATH link and that agreement had been reached (or is being sought) with other developers along the west side of North End Road to make such a link through all the developments to a connection with Maypole Lane. This is to allow a route for non-motorised users such as walkers, horse riders and cyclists to be able to use a much safer and quieter route and avoid the narrow busy and dangerous North End Road. The idea is that this will also provide a route whereby children can cycle more safely to the school from all these sites and also from site SD7 off Drove Lane, whose access will be immediately opposite that to Bonhams. on Main Road. Not only from a road safety point of view, but also to address the urgent need to encourage sustainable transport for climate change reasons, there are therefore very good reasons why this route was wanted as more than a footpath.

Maypole Lane is a quieter lane - but it also has a bridleway railway crossing, which is very unusual - otherwise all local rights of way across the railway line are only of footpath status. Therefore, the multi-user route asked for would have allowed onward movement to Lake Lane, alternatively users could access Ford Lane, where I understand a new secondary school is proposed.

I am very concerned that the wording of this clause should be BRIDLEWAY not FOOTPATH. The current wording of course only legally obliges the developer to provide a route on foot, whereas Bridleway legally allows walkers, cyclists and horse riders. Unless this is addressed, all the other sites will also only be providing a footpath. This will be a decision which is regretted forever and a fantastic opportunity lost on both safety, communication and climate change grounds. As I understand it, the private access track which this track would need to cross is owned by David Langmead - therefore he is connected via the SD7 site on his land to the need for this route to allow for other than pedestrians.

Please address this as a matter of urgency.

My interest in this is as a member of the revision of the Yapton Neighbourhood Plan Steering Group.

Regards

Julie Robinson

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