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30th March 2021

Yapton Parish Council,
Mr Andrew Gardiner, Clerk of the Council
38 Ruskin Avenue
North Bersted
Bognor Regis
PO21 5BW

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: F/1/21/PL
Site Address: Land to the North of The Towpath, South and East of Church Farm Ford
Description of works: Change of use from agricultural land to use as open space (6 hectares) and education (10 hectares). This site also lies within the parish of Yapton, affects a Public Right of Way & is in CiL zone 3 (Zero Rated) as other development.

Thank you for your internet representation made on 29th March 2021 which has been recorded as an objection with the comments as follows:

OWPC34759

Yapton Parish Council has given this application for the change of use from agricultural land to educational use full consideration and object on the following grounds:

1. The change of use from agricultural land to educational use in the area designated by the applicant is contrary to ALP's Policy HSP2c (SD8 i) which seeks to provide visual separation between Ford and Yapton.
2. This proposal is contrary to the Ford Development Plan which seeks to maintain a spatial gap between Yapton and Ford (SP1.2) and is clearly shown on its proposals Map.
3. YPC have grave concerns that the applicant has disregarded the importance of the existing PRow's, namely Path 363 and path 200_2. The site engulfs path number 363, its loss would be detrimental to the existing green connectivity between Yapton and Ford and the River Arun. A well-used route by both Parish communities especially with the loss of many open rural PRow's to recent urbanisation through new residential development.
4. YPC do note the provision of 'Parkland' but would question its need where the parcel of land in question has an existing PRow opening the countryside to residents.
5. YPC note that the applicant refers to the Secondary School Site Selection Study produced by Systra (05/12/2018) but fails to replicate the same designated site (Site F Yapton) in terms of location or land area. The Systra site F clearly respects and avoids impinging on any existing PRow notably path number 363. The site lies north of path 363 and south of path 359.
6. YPC have grave concerns regarding vehicular access to the site. It currently only has access via a private agricultural track to the north of the site. YPC note that the applicant suggests access via the Ford SD8 masterplan's 'green connectivity route' which is an upgrade of PRow 363 and clearly designated for non-

motorised vehicles. Any proposal that would lead to the use of vehicles along this green route would be a clear disregard to the years of community consultation and work on agreeing such green routes within the Ford SD8 Masterplan enabling improved connectivity with the two parish's rural backdrop.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.

All aspects of planning, building control and local land charges will be limited during this week. If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.