



Arun District Council
Arun Civic Centre
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3rd February 2021

Julie Robinson
Bilsham Manor
Bilsham Lane
Yapton
West Sussex
BN18 0JX

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: Y/152/20/RES
Site Address: Land at Bilsham Road Yapton
Description of works: Approval of reserved matters (appearance, landscaping, layout and scale) following the grant of Y/91/17/OUT for 250 No. dwellings with associated parking, road/footway/ cycleway provision, open space, landscaping, surface water attenuation & ancillary works.

Thank you for your internet representation made on 2nd February 2021 which has been recorded as an objection with the comments as follows:

OWPC33458

As Chair of the Arun District Bridleways Group, I object to this development on the basis that, despite adjoining open countryside, no provision is being made to upgrade relevant sections of footpaths 156-1 and 156-2 to bridleway to accommodate the needs of local equestrians along with walkers and cyclists, which it could quite easily do, instead of what is being proposed. The West Sussex Rights of Way Management Plan (see pages 6/7) says how dire the coastal plain is in terms of rights of way access for cyclists and equestrians. Local equestrians could and should be being catered for as well, and not to do so means their lives continue to be put at risk whilst walkers and cyclists get safe paths. This is unfair and discriminatory. The Arun Design Guide says "Most villages on the coastal plain within Arun District have horse paddocks and stables on the urban fringe. The provision of bridleways to link with the coastal plain as identified within the West Sussex Rights of Way Management Plan 2018-2018 is encouraged". It also says "a successful movement framework should be easily accessible by all including the young, elderly and those with movement difficulties; and should encourage healthy and sustainable choices, making it as easy to walk, cycle, horse ride or take public transport as it is to drive". There are various other references to provision of bridleways eg. Under "Movement Framework". In addition, Yapton's Revised Neighbourhood Plan includes aspirations to join its centre to its outlying hamlets of Bilsham and Flansham by bridleway routes enabling safe off-route links for sustainable travel and various leisure activities. These are admirable aspirations and should be catered for by upgrades as necessary through this development, or this scheme will provide a permanent block to future delivery. The proposed spine estate road to be adopted by WSCC provides a road these upgraded routes can be linked to until further progress southwards can be made. May I please urge,

therefore, developers to liaise with West Sussex Rights of Way and be prepared to upgrade existing footpath routes through the scheme to bridleway to enhance the current rights of way network for the benefit and safety of all non-motorised users. The adjoining site of SD7 to the west should do likewise, with the upgrade of routes such as FP 157 and the Canal route 200-1, providing a cohesive means by which north/south and east/west fully inclusive multi-user routes from Yapton Centre may be achieved through this large strategic site for the benefit of the whole community going forward. I believe developers of this site could very easily accommodate and address these concerns in this scheme.

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

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.