



Arun District Council
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15th February 2021

E Cordingley
Church Lane, Yapton

Dear Sir/Madam,

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

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 14th February 2021 which has been recorded as an objection with the comments as follows:

OWPC33721

My concerns are about the relationship between the site and the adjoining developments. It is not easy to determine from the drawings exactly how the footpaths connect together to ensure that the existing footpath routes are maintained and potentially enhanced. Since the proposed neighbouring development Y/78/20 has been refused, it would be sensible for Arun planning to ensure that these two developments are planned holistically to ensure that connectivity is maintained between the sites and to the surrounding landscape and routes. The Rife Circular walk as shown on the West Sussex map is particularly relevant to these two sites as it encompasses part of the historic canal route and travels on to Bilsham and Flansham. There should be an acknowledgment of this in the overall site planning. It is also not clear how the footpath joins to the neighbouring site at the south-west corner to continue along the boundary to Drove Lane.

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>.

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.