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E Cordingley  
Yapton

26th April 2021

Dear Sir/Madam,

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
**Email:** [Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)

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

Application No: Y/31/21/PL

Site Address: Land East of Drove Lane Yapton BN18 0EB

Description of works: Temporary sales cabin & associated landscaping. This application may affect the setting of listed buildings, may affect the character & appearance of the Main Road/Church Road Conservation Area & is in CIL Zone 3 (Zero Rated) as other development.

Thank you for your internet representation made on 23rd April 2021 which has been recorded as an objection with the comments as follows:

OWPC35364

This proposal of a sales unit is too prominent for this site by the road entrance. It is only a short distance from the conservation area and will ruin the historic approach to Yapton village. Further to this the location is close to the route of the Portsmouth/Arundel canal and the remains of the Drove Lane bridge which spanned the canal at this point. There is an intention to excavate the bridge remains and this proposed unit and landscaping would hinder this work. The sales unit would be less obtrusive and obstructive for the years that it is there if it were located within the building site and away from the Main Road and scout hut access.

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](mailto: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](http://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.**