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26th April 2021

Friends of the Old Ford to Hunston Canal
c/o Richard Boulter
No. 2 The Thickets
Bognor Regis
PO21 3HD

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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: 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 24th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35376

As promoters of access to the line of the historic Portsmouth & Arundel Canal via public rights of way, such as Footpaths 200_1, 155, 157, and 158, and others adjacent to these, we agree with Yapton Parish Council that any such sales office and signboards etc should be located within the main development site. Even this step should await any renewed planning application and due process, rather than prematurely providing consent possibly leading to the presence of the sales office and signboards for many years. The existence of the latter may inadvertently deter walkers, cyclists, and horse riders from the nearby footpaths or bridleways since the placing of the sales facility is likely to visually dominate both the access to footpaths, the canal route, the conservation area, and Drove Lane, which is less likely to be the case if the facility was located within the main development site. A secondary but still important issue is that the proposed archaeology investigation of the remains of Drove Lane Bridge, and plans for its partial reinstatement and/or partial relocation may be affected by the construction of the sales office, although the latter currently looks as though it will be safely north of the Drove Lane Bridge remains. We would not like to see consent to the premature siting of the Sales Office becoming a constraint to heritage gains or other planning conditions that are only decided on later as part of the revised/new planning application for the main Drove Lane East development, whenever this occurs.

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.