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11th May 2021

Chris Sprules
18 The millers
Yapton
BN180LE

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/49/21/RES
Site Address: Land East of Drove Lane Yapton BN18 0EB
Description of works: Approval of reserved matters following Y/92/17/OUT for 300 No. dwellings covering landscape, layout, scale & external appearance (resubmission following Y/78/20/RES). This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated).

Thank you for your internet representation made on 10th May 2021 which has been recorded as an objection with the comments as follows:

OWPC35872

We are faced with Climate Change / Post Covid Recovery/ Health and Well being issues and the Need to implement Active Travel

It is therefore disappointing that a further application is being submitted without taking into account the above issues, comments made on previous applications or feedback from Council officers. This is either a deliberate stance or an oversight. So into detail:

GREENWAY - all user path to Barnham

We have asked that the footpath from Tack Lee Bridge to the Drove lane be repurposed into an All weather multi user path ... this will be a further stage in creating a longer route from Ford to Hunston. It will require the footpath to be upgraded and a route at the eastern end to connect to northern end of Drove lane (tack lee bridge) This continuous route will need to run south of the hedge alongside the canal

Cycle Routes across SD7

In designing the estate and houses - further routes will be needed that connect all sections of the estate.

Cycle storage

must be designed in such away that it is as easy to access cycles as it is cars (not in shed in back garden)

This is to achieve more active travel on shorter journeys

Electric charge points

With further increases in electric bike ownership the site should be designed to cater for this increase

Cycle vouchers

To show that the developer is supporting this agenda vouchers for cycles should be provided to all new

owners

Car parking

Sufficient parking should be provided so that on road parking is not acceptable ... this could include additional parking spaces in a separate area

Canal Route

This should be fully protected and maintained with possible rest area for user.

Drove lane

The canal route crossing Drove lane should be constructed in such away that NMU users have priority over vehicles this will slow traffic down entering a main road and allow a safe crossing for those using the path (this of course would include children going to school in Barnham and commuters going to station)

Drove Lane / Remains of Old canal Bridge

If this site could be cleared and bridge remains restored it would demonstrate the developers commitment in protecting the canal as required under local plan AND provide a most wonderful and historical access to site.

NMU Route off site

There is an expectation that the red line around the site thinking is set aside and help provided by the applicant to support and continue this NMU route towards Barnham .. the canal would make an ideal route for this

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.