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13th May 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/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 11th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36063

I have serious concerns about the possible impact on important local heritage assets within the scheme as proposed. Firstly the access road crosses and therefore damages both the line of the old Portsmouth & Arundel Canal and Drove Lane and proposes to remove trees which will likely affect the remains of Drove Lane bridge.

Whilst it is pleasing to note the green space adjacent to the heritage asset Drove Lane, thus mitigating the affect of the inappropriate density of development in this sensitive rural setting upon this feature, it is concerning that the red line of the development closely follows the line of the surfaced part of the lane. Please impose conditions to protect both the lane and its typical and distinctive features, which are most well preserved and apparent at this northern end of the lane - ie. that it is sunken well below the land either side due to centuries of passage by man and animals, and also the wide grass verges typical of drove roads. If strict protection is not afforded, then I envisage serious harm will result from careless and inappropriate earth movement with heavy machinery. Permission for any temporary access road further south along the lane must not be afforded, nor any interference with the banks and structure of the lane. The proposed siting of the pumping station will also cause harm to the asset and should be re-sited and properly screened.

It is also disappointing to note no provision has been made to accommodate the Canal Greenway multi-user route by upgrading the existing footpath to bridleway, with an associated upgrade of Footpath 157 and a link

section within the site. The developer has every ability to accommodate a 3m wide multi-user path as described and, with the amount of comments received on this subject to the last application, there seems no good reason for the developer's continued resistance to inclusion of this within the design. This is especially so as the original landowner was obligated to upgrade the canal route west of the site, so what has been asked for is merely a sensible and cohesive link for the proposed Greenway to Yapton centre. It would seem to cost the developer little or nothing to accede to this request and therefore is surely a no-brainer in gaining some local goodwill?

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 Planning 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 Planning 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.