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18th May 2021

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

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 17th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36318

Representation on Planning Application Y/49/21/RES

In comparison with the earlier Planning Application (Y/78/20/RES) previously refused, there has been no positive progress on the 3 critical issues the Friends of the Old Ford to Hunston Canal raised in September 2020, with regard to encouraging sustainable transport, enhancing and promoting the heritage of the canal and its towpath, and conserving the remains of Drove Lane Bridge.

On supporting the Ford to Hunston Greenway concept for a non-motorised transport route, the proposed "hoggin" surfaced path to the north of the site (WSCC PROW Path 200_1 route), adjacent to the Canal, should be laid at 3 metres width to future-proof the route for non-motorised users as a Greenway.

Too frequently, developers knowingly support or inadvertently encourage narrowing of hundreds year old public rights of way by leaving only a 2 metres width which is rapidly encroached on by householder fencing and vegetation. This is the case at the eastern end of WSCC PROW Path 200_1 adjacent to the development site, through "The Pines", where the actual width reduces either to 1.7 and 1.9m on the two footpath sections here. This tendency to transform "towpaths" into "tunnels" should be resisted by all of us, to be consistent with local policy conserving the line of the canal (ADP HER DM5).

On preserving the heritage of the Portsmouth & Arundel Canal and its towpath for residents, walkers, and Canal supporters, the entire northern line of housing in "Canal Green" should be pushed south significantly, alongside ensuring that housing design is as sympathetic as possible to the original vista from the canal and conservation area. In particular, the siting of Plots 35, 36, and 37, including parking spaces, gardens and

housing, significantly narrow the eastern views and approach into Yapton Village.

On conserving the remains of Drove Lane Bridge, the revised planning application is remarkably silent, and a possible excuse of waiting for the full archaeology survey requested seems inadequate when some forward thinking language could add local goodwill. We had signalled our willingness to engage to better ensure the proposals are more in line with local policies and national NPPF guidance in our September comments, with no direct response.

Friends of the Old Ford to Hunston Canal

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](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.