



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

12th July 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 11th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38124

Yapton Village is trying to create a safe off road NMU/Bridleway from Drove Lane to Tack Lee Road. This is to allow the start of a safe route from Yapton to Barnham (it will form part of the Ford to Hunston GREENWAY) This will require use of the existing FOOTPATH and at the eastern end a route through the end of the site to Tack Lee Road. Whilst it would appear that the Northern edge FP/Bridleway is supported by developer the FP to Tack lee road NMU/Bridleway is being ignored. This does not support Active Travel , NPPF S9, LTN1/20 polices AND fails to provide a safe off road exit from this site to the Village for new homeowners

The ADC Conservation officers report comments on the fact that a Heritage Compliance Statement had not been provided. As the HCS report followed at a later date the Application should therefore be suspended until such times as the applicant has had a chance to read ADC report and respond and take note of their comments

Applicants Heritage statement states :

3.10 " Contribution that the former canal makes" This statement needs to be challenged as 1) There was a train line and small wharf just to the east of the village 2) The length of the canal is a footpath 3) The route forms part of a proposed ADC Active Travel route and the village and has MUCH UNIQUE Canal architecture

3.16 Needs to be rewritten with anecdotal comments being replaced by facts.

So all the above comments need to be corrected and a further statement needs to be resubmitted.

Summary

This statement has failed to be adjusted in the light of the conservation officers comments, failed to accurately reflect the significant role that the canal still plays in providing a virtually non stop off road route from Ford to Hunston, fails to realise its importance to local people, council and its protection through local District council plans

It is disappointing that both the Government and Local District Council (and officers) are being ignored in terms of delivering a robust post covid plan that looks at climate change, active travel, health and well being etc. New estates should be listening and responding to clear guidance being given

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.