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20th November 2020

Julie Robinson
Bilsham Manor
Bilsham Lane
Yapton
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/71/20/RES
Site Address: Land North of Yapton Church of England Primary School North End Road Yapton
Description of works: Approval of reserved matters following outline consent Y/88/18/OUT for the erection of 38 No. dwellings, Public Open Space, a play area & drainage features. This application affects Public Rights of Way.

Thank you for your internet representation made on 20th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31521

On behalf of the Arun District Bridleways Group I wish to comment that the our and the comments of Yapton PC are clearly that a route through all these sites for ALL non-motorised users is what is desired. This is not just walkers, cyclists and the disabled but includes the very vulnerable class of road user, horse riders. Not only does The British Horse Society have an application in to WSCC to upgrade Drove Lane (FP 155) on historic evidence - immediately to the south - but, as pointed out previously, Maypole Lane has the only bridleway status level crossing over the railway in this whole area. Recently, Highways England has announced Route Grey as the preferred option. This route intends a bridleway bridge at Potwell Copse, off Copse Lane in the centre of Walberton, to the north of this crossing point. Therefore, there is now even more reason to enable equestrians to have a safe north/south route through these sites to avoid equestrians being forced onto North End Road, which is highly dangerous at certain times of the school day and would put their lives at significant risk. This would still require a footpath north from Lake Lane to Walberton to be upgraded, but at least 50% of a safe route would already be achieved. I do not like this "footpath" with obviously intention for a cycle route as well "by the back door" as a way to avoid giving a safe route to equestrians as well. If the intention is to allow equestrians to use the estate roads, then this would still require permission to use the links between sites. Do please address this. Dandara have control over this and the adjoining larger Stakers Farm site. Yapton and and its neighbours are rural villages and it is not unreasonable to ask that all classes of user are fairly catered for, and that the situation going forward is an improvement over what we have now.

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 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 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.