ARUN DISTRICT COUNCIL
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8th September 2020

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/78/20/RES
Site Address:	Land East of Drove Lane Yapton BN18 0EB
Description of works:	Approval of reserved matters following outline consent Y/92/17/OUT for 300 No.dwellings covering landscape, layout, public open space, drainage, scale & external appearance. 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 6th September 2020 which has been recorded as an objection with the comments as follows:

OWPC29419

My main disappointment with this site is the lack of multi-user paths. Yapton has a lot of footpaths already, what is needed are more paths open to cyclists AND horse riders on an inclusive and non-discriminatory basis, in order to provide safe off-road paths for them. WSCC has said that due to funding constraints it must look to developments to provide such improvements. This large site can and should be providing multi user paths as bridleways.

Various local parties have come together to promote the Canal Greenway as a much needed multi-user path going east/west along the coastal plain. The need for such a route for the purposes of safe off-road sustainable travel and leisure is now paramount due to the busy and dangerous nature of local roads. The chosen route of the Greenway through Yapton in terms of safety is from Church Road, over Main Road and then along part of an upgraded FP 157, turning west through this site to continue along the canal route. This should be allowed for and designed into the masterplan. In addition, part of FP 157, the part running down the eastern boundary of this site, is the subject of a Definitive Map Modification Order application (WSCC DMMO 6/18) to upgrade to restricted byway and bridleway. The masterplan shows no such potential upgrade (contrast with Crayfern's two sites off Cinders Lane both showing the route of a potential bridleway DMMO in their approved plans). If this happens, the path should be appropriately surfaced for year round use or the ground will become poached and, I believe, the play area to be sited too close and should moved slightly further away. The masterplan shows this route only as a footpath and, if developers are resistant to allowing

it to be otherwise, ADC should require undertakings in respect of this path nevertheless becoming upgraded as a result of the DMMO.

As well as the old drove route, the canal itself is also denigrated in order to try to justify this development in close proximity to these heritage assets. Yes, it is unfortunate that in the past the canal may not have been sufficiently valued and dubious planning decisions allowed as Yapton centre expanded, but nevertheless Tack Lee Bridge is today restored and listed and the section through this site and westwards to Barnham is probably the best preserved section and could, will little work, probably be restored to water quite easily. Its line and features are also protected in both the Arun Local Plan and Yapton Neighbourhood Plan.

Developers could embrace this heritage asset and to some extent mitigate the negative effects of development upon it by better incorporating it into the overall scheme. At present appreciation of the bed of the canal as it passes through the green space off Main Road is lost by the intervening hedge now existing between it and the towpath. This should be removed and its loss mitigated for by planting elsewhere. The green space could then be linked better into the overall scheme. At present it is merely an add-on, blocked from the remainder of the site and I believe will merely become zone used by residents for dog emptying. Consideration should be given to restoring water to that small section of the bed through the site, for wildlife and to better reflect the heritage and history. A canal boat caf could be sited there, and the green then utilised for picnic tables, making a very useful space for all the community to enjoy. This would bring the canal "alive" for people and help to link and make sense of other nearby features such as Tack Lee Bridge - all of which people can appreciate and enjoy along the route of the Greenway.

Thank you for considering these comments.

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.

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

MC

PLCOMACK (ODB) 2020

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.