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1st October 2020

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38 arnold rd
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po333rq

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 27th September 2020 which has been recorded as no objection with the comments as follows:

OWPC29896

Heritage Complaince Statement
2.8(Heritage Assets-Non Designated Heritage Assets) - The local planning authority are not aware of canal bridge remains adjacent to Drove Lane.
3.32(Summary of Statements of Significance) - The canal is in relatively good condition as nearly 200 years old. Canal profile is well defined and could be easily enhanced.
4.16 (Impact Analysis - Old Canal Bridge) The Tack Lee bridge continues to carry the existing public footpath over the old canal route and modern 'The Pines' access road. The public access route is central to proposals for a Greenway linking east Yapton to Barnham and a longer route joining to Selsey and Arundel Greenways. This development site should allow for this Greenway connection.
4.32 (Impact Analysis - Chichester & Arundel Canal) - The canal section remaining on this site is connected to the adjacent Drove Lane bridge remains and the embankment to the west leading to Denges Barn and Tilebarn Farm swing bridge site. When walking along the public footpath east it's context to Tack Lee bridge is obvious. VA 27/09/20

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



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.