



Arun District Council
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8th September 2020

Julie Robinson on behalf of Arun District Bridleways Group
Bilsham Manor
Bilsham Lane
Yapton
West Sussex
BN18 0JX

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@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/82/20/RES
Site Address: Land to the south of Ford Lane and East of North End Road Yapton BN18 0DS
Description of works: Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space, strategic landscaping, 2.2ha of public open space, green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road (resubmission following Y/19/20/RES). This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way. This site falls within Strategic Site SP2 (Zero Rated).

Thank you for your internet representation made on 5th September 2020 which has been recorded as an objection with the comments as follows:

OWPC29413

Developers seem to have taken no heed of West Sussex County Council as Highways Authority's comments about the need to provide bridleway paths to cater for all users. I have previously requested that FP 358 is upgraded to bridleway and it would seem developers could very easily do this and provide a path that could also accommodate equestrians perfectly feasibly within this scheme. This path runs through an informal green space area as opposed to through the centre of the site. By surfacing it with a material such as crushed stone it would provide a surface suitable for year round use and connect people with the wider countryside. There are no current paths open to equestrians in the area and a significant equestrian population. To provide paths only for walkers and cyclists shows prejudice and discrimination, especially as 85% of horse riders are women whereas 70% of cyclists are male. Please provide, as asked, a bridleway path which can be used by walkers, cyclists and equestrians and caters for the community on an inclusive basis. It can hardly be surprising if ADC refuse permission if developers do not try to address the issues raised in the consultation process. Redrow please be more accommodating. Thank you.

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.