



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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7th April 2022

Yapton Parish Council
Mr A Gardiner
38 Ruskin Avenue
North Bersted
Bognor Regis
PO22 7ND

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: Y/10/22/PL
Site Address: Land to the south of Ford Lane and east of North End Road Yapton BN18 0DS
Description of works: Erection of 15 No dwellings (including 4 No affordable units) with associated access, parking, landscaping, drainage and public open space (additional units to those approved under application Y/123/21/PL). This application may affect the setting of a listed building, affects the character & appearance of the Church Lane Conservation area, affects a Public Right of Way and is in CIL Zone 2 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 7th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46362

The Parish Council has set out the full reasons for objecting to this application which can be found as a separate document elsewhere on the planning portal under this planning application reference. The concluding paragraph is set out here:

5. Conclusion

YPC is of the view that the Parish has to date contributed positively towards Arun District Council's housing supply on a District level and more than adequately allowed for the Parish's actual immediate local need YPC believe that the benefit of the additional 15 dwellings proposed for this site is significantly outweighed by the detrimental impact they will have on the environment and in terms of biodiversity. The loss of open space will also have a significant detrimental impact on the adjoining conservation area and setting of the grade 1 listed church, St Marys.

This proposal erodes all goodwill with the applicant and the Parish and its community. It simply displays a failure by the applicant to understand the importance of the southern Parkland within its current development and its relationship with both the conservation area and Grade 1 listed St Mary's Church setting.

YPC therefore request that this application is refused planning permission.

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.

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/what-happens-next>.

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/planning-application-search>

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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>