



Yapton Parish Council
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Your Ref: OWPC25716
Our Ref: Y/121/19/PL
Please ask for:
David Spring

10th February 2020

Dear Sir/Madam

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

Demolition of existing dwelling & outbuildings & erection of 11 No. dwellings (net increase 10 units), access, landscaping & associated works.

The Steddles North End Road Yapton

Thank you for your internet comments made on 10th February 2020 which has been recorded as **'an objection'** with the comments as follows:

YPC have carefully considered the above application for the demolition and redevelopment of the site currently occupied by the residential dwelling known as Steddles.

YPC accept that the site lies within the Parish's BUAB. However, YPC have strong reservations regarding the density of the development, open space provision versus parking spaces which has been greatly compromised to benefit the car rather than residents well-being and environment and the negative impact on local highways.

1. DENSITY OF SCHEME - YPC note that the plot is similar in size (0.4ha) to the adjacent scheme, The Spires (Y/49/18/PL). The latter application was revised down to 10 units, this being considered more sustainable and appropriate for the plot size and location. YPC would therefore expect the same approach to be adopted for this proposal. YPC believe the current proposal is over developed for the plot size and fails to relate to the plot's surrounding built environment. YPC would suggest that the number of units are reduced.

2. OPEN SPACE PROVISION - The proposed scheme has greatly compromised the provision of open/amenity space through the need to provide hard-standing for vehicles. YPC would look to the density of the scheme being reduced which would enable more flexibility in providing adequate parking and amenity space provision. YPC have strong reservations regarding the streetscape which has little soft landscaping to the front of the units. YPC would suggest that better use of soft landscaping is used to enhance the rural feel of this part of Yapton.

3. CAR PARKING - YPC note that the parking provision is compromised due to the density of the proposed scheme. YPC question that practicality/usability of some of the parking spaces. YPC would also seek that visitor parking is provided. YPC have concerns that residents and visitors will be forced to park on North End Road which will generate further conflict on this stretch of highway.

4. HIGHWAYS - YPC have grave concerns relating to the access point onto North End Road and it's close proximity to the access point of Clay's Farm (Y/62/18/out) outline approved scheme for 33 residential units. YPC believe that the proposal will both generate

a conflict with traffic using the approved Clay's farm access point and lead to the over-intensification of this accessway onto North End Road.

YPC therefore object to this proposal in its current form.

Should ADC not refuse the above application YPC would insist that, as with other recent residential schemes within YPC, ADC place conditions restricting the use of garages for vehicular use only for the first 5 years of the scheme being fully occupied. This would ensure that the new residents do not reduce the intended parking provision within the scheme thus preventing the need to park on North End Road.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully



Neil Crowther
Group Head of Planning