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12th October 2021

Yapton Parish Council
Mr Andrew Gardiner, Clerk of the Council
38 Ruskin Avenue
North Bersted
Bognor Regis
PO21 5BW

Case Officer: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@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/123/21/PL
Site Address: Land to the south of Ford Lane and East of North End Road Yapton BN18 0DS
Description of works: Variation of condition imposed under Y/82/20/RES relating to condition 1 - plans condition.

Thank you for your internet representation made on 11th October 2021 which has been recorded as an objection with the comments as follows:

OWPC41127

YPC have considered the above application and would comment that whilst the amendments are minor, they do present an opportunity to distance the southernmost play area away from the proposed infiltration pond. YPC has consistently raised concerns with the proximity of the infiltration pond to the southern LEAP and potential risk associated with younger children and water. YPC would therefore request that the relocation of the LEAP from the south-eastern plot of open space to the south-western plot be considered. This would distance the LEAP from the infiltration pond removing a potential Health and Safety risk.

YPC also note that the landscaped bund has not been continued along the whole south boundary fronting the access road (land opposite plots 34/35/36). It should be recognised that YPC has over many years suffered from unauthorised vehicles accessing its open space to the detriment of the Parish and its residents. YPC would therefore recommend that this bund is continued to ensure a soft landscaped but effective green barrier between the road and open space. This will provide both a safe barrier to prevent children running onto the road as well as prevent unauthorised vehicular access. In line with this YPC would request that a condition is placed to ensure that the turning head has a strong a secure locking gate to prevent unauthorised vehicular access into the open park land.

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 including your name and address 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/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>