



Arun District Council
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18th January 2021

Mr and Mrs Taylor
1. PARK COTTAGES. NORTH END ROAD.
YAPTON. ARUNDEL.
BN18 0DT

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/146/20/RES
Site Address: Land at Street Buildings North End Road Yapton BN18 0DT
Description of works: Application for approval of reserved matters for the erection of 45 dwellings pursuant to Section 73 permission Y/13/18/PL (following the grant of outline planning permission Y/49/17/OUT) (resubmission following Y/39/20/RES). This application may affect the setting of a Listed Building.

Thank you for your internet representation made on 16th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32954

We have previously objected to this planning application, but sadly it was approved anyway despite the enormous number of new houses already built and planned in the 'village'. Those previous objections submitted still stand, but I understand that the position now is that the application has been approved, and this consultation relates to the reserved matters only.

Our house and drive immediately borders this site. Therefore I would hope that us immediate neighbours would be consulted particularly on the question of the construction and boundary plans which will directly impact on our homes and lives. We have had no communication from Redrow about these matters.

Having looked at the documents with this application I am not clear what is planned for the boundary between our land and the pedestrian exit onto North End Road. Our suggestions would include hedging or fencing which is tall enough to create a barrier, but which does not block out all light; use of the current stables building materials (which are due to be demolished) to build a short flint wall with hedging above etc. We would also like to discuss the construction process as we work from home, so the noise and disruption will have a significant impact on us. We would like to have some direct discussions with Redrow on this matter, and hope they will contact us.

I would also like to mention that there is no pavement on the side of North End Road where the pedestrian exit is planned, so would like to know what the plans are to ensure pedestrians can cross North End Road safely, or whether a pavement is to be built?

Thank you for your consideration.

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/planning-decision-process](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.