



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

13th December 2021

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

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/158/21/PL
Site Address: The Steddles North End Road Yapton BN18 0DT
Description of works: Demolition of existing dwelling and outbuildings and construction of 11 No dwellings (net increase 10 units) with access, landscaping and associated works (alternative to approved Y/121/19/PL). This site is in CIL Zone 3 and is CIL Liable as new dwellings & is a Departure from the Development Plan.

Thank you for your internet representation made on 10th December 2021 which has been recorded as an objection with the comments as follows:

OWPC42535

YPC have fully considered this application and continue to have strong reservations regarding the demolition of the existing dwelling and construction of 11 units on this plot.

Whilst YPC recognise that the above site now has conditional planning for a smaller residential scheme, YPC continue to have concerns relating to highways, lack of safe pedestrian access in and around the scheme and the over development of the plot.

Highways. YPC are concerned the impact of another intensified vehicular access point will have on North End Road. The current access point accommodates traffic for one dwelling, having little impact, whereas 11 dwellings adjacent to 3 new residential schemes accessing onto North End Road will merely exacerbate the continued congestion along this section of North End Road. Especially being within close proximity to the Primary School and its ongoing problems around the school day. YPC would urge that the development contribute towards improved safety along this section of road in terms of encouraging traffic to slow and providing a safe pedestrian access across and along North End Road for children walking to school. YPC would also urge the developer to work with the Primary School to financially help any safety measures that encourage children to walk to school.

Car Parking. YPC note that the developer has tried to address concerns relating to inadequate visitor parking within the proposed scheme. YPC would continue to insist that any garage/car port has a condition placed on

it to prevent it being converted into ancillary residential or home office space unless the applicant can provide adequate alternate parking provision within the scheme. This will ensure that at no time will the proposal fall short of its intended parking requirement.

Pavements. YPC note that there is no safe walkway within the scheme to negotiate pedestrians/buggies or wheelchairs from the access point at North End Road safely into the scheme. YPC insist that a safe off-road pavement is incorporated within the scheme to enable pedestrians' safe off-road access to the new dwellings.

Density. YPC was strongly against 10 residential units sited within this location and therefore believe a further dwelling would be totally inappropriate for this scheme and location.

Boundary treatment, YPC Welcome the proposed retention of the existing flint wall fronting North End Road and would seek that this heritage feature is continued along the whole North End Road boundary.

YPC on consideration of this proposal and whilst accepting that the principle of residential development has been accepted on this plot continue to object strongly to this application on grounds of Highways, lack of internal walkways and over development.

Should the scheme be granted planning YPC expect conditions to be put in place restricting use of the garages/car ports. Contribution towards road safety for the primary school along North End Road and other safety schemes and a need to build an appropriate heritage flint wall fronting the whole of the site's boundary on North End Road.

YPC would also insist that any Development Management Plan ensures that at no time can contractors/site staff or other bodies working on the site park on North End Road. All deliveries to the site must also be outside of the Primary School's drop off and pick up hours to help alleviate congestion along North End Road during these peak times.

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>