



Yapton Parish Council
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Your Ref: OWPC26067
Our Ref: Y/18/20/PL
Please ask for:
Mr S Davis

16th March 2020

Dear Sir/Madam

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

6 No. residential dwellings & associated infrastructure. This application is a Departure from the Development Plan.

Land east of North End Road & West of Church Lane Nursery Yapton

Thank you for your internet comments made on 12th March 2020 which has been recorded as **'no objection'** with the comments as follows:

Yapton Parish Council (YPC) has fully considered the above application.

YPC note that this is not an allocated housing site in the made YNP and lies outside the BUAB (ALP 2011-31 policy map).

However, the site does form surplus land attached to the Orchard Business Park and therefore would not result in either the loss of existing employment land or indeed designated employment land in the ALP 2011-31. On this basis, YPC are prepared to support this proposal in recognition of the 6 units contributing towards YPC's suggested increased housing requirement in order to meet the ALP 2018 H12.1.6 non-strategic site allocations DPD process.

YPC, therefore, has no objection to this application on the basis that it forms part of YPC's final non-strategic site allocation numbers and conditional upon:

- All materials to be subject to final approval.*
- Plot 1 not to exceed 2 storeys in height to maintain and enhance the mixed street scape of North End Road.*
- The proposed hedging fronting North End Road to be native species which do not have poisonous berries. This is to ensure the hedge enhances the scheme and does not place primary school children walking to school at risk.*
- The developer to protect the existing wide grassed verge fronting North End Road and extending to Church Lane by installing small 0.5m high bollards to prevent verge side parking. This will ensure the safety of any pedestrians using the pavement and the protection of the grass verge. YPC note that WSCC have recently released a statement confirming that they will not be replacing bollards such as the ones missing along this stretch of verge leaving residents and the Parish with the responsibility of finding a*

solution. YPC see this condition as forming an appropriate solution.

- All garages to either be car ports or to have a planning restriction preventing garages to be converted to ancillary accommodation to the main. This is to ensure that required parking accommodation is not permanently lost giving rise to uncontrolled street parking.

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

A handwritten signature in black ink, appearing to be 'NC' followed by a stylized flourish.

Neil Crowther
Group Head of Planning