



Arun District Council
Arun Civic Centre
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Planning & Building Control General Enquiries
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15th April 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,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: Y/18/21/RES
Site Address: Clays Farm North End Road Yapton BN18 0DT
Description of works: Approval of reserved matters following Y/62/18/OUT for 33 No. residential units, access, landscaping & associated works. This site is in CIL Zone 3 & is CIL Liable as new dwellings.

Thank you for your internet representation made on 15th April 2021 which has been recorded as support with the comments as follows:

OWPC35069

YPC broadly support this application on the presumption of a condition being placed that ensures full pedestrian access to the landscaped borders of the site.

This would enable full and free access around the periphery of the site maintaining links for pedestrians with the wider rural backdrop as well as ensuring landscaped green routes around the villages new housing sites. YPC and it's community as a result of new building will lose many open field footpaths, it is imperative that these rural access routes are replaced with similarly landscaped doorways and not simply with hard landscaped/pavement walkways through the new built environment.

YPC is also of the view that by opening such landscaped areas to the wider community will ensure that each new housing site will become part of the overall fabric of the village and not become gated private enclaves.

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>.

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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.