



Yapton Parish Council
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Your Ref: OWPC26066
Our Ref: Y/19/20/RES
Please ask for:
Michael Eastham

13th March 2020

Dear Sir/Madam

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

Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space & strategic landscaping & 2.2ha of public open space & green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road. This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way.

Land to the south of Ford Lane and east of North End Road Yapton

Thank you for your internet comments made on 12th March 2020 which has been recorded as **'support'** with the comments as follows:

Yapton Parish Council (YPC) recognise that the applicant has engaged in a wide public consultant by way of meetings with YPC and advertising their detail design in the Yapton News Magazine requesting residents feedback. YPC are pleased to note that the applicant has taken into consideration many of the concerns raised by YPC notably with regard to landscaping and PROW.

YPC therefore support this application conditional upon the following conditions:

- YPC would request that the housing mix aligns with the YNP with a greater emphasis on family 3or4 bed homes opposed to 2 bed homes. This would ensure that the village community continues to grow and develop as a family facing village opposed to a young career climber's starting point on the housing ladder.*
- YNP would welcome suitable smaller housing for the more elderly village demographic which would encourage downsizing within the parish and subsequent churn of existing housing stock.*
- YPC Note that plots 64/71 and plots 72/79 fronting North End Road extend to 3 storeys. YPC would request that the units are reduced in height to 2 storey in height or ground levels reduced to create the visual perception of 2 storey buildings. This is to ensure that the streetscape reflects that of North End Road and the immediate dwellings within close proximity to these plots.*

- YPC welcome the use of both LAPs and LEAPs but challenge the siting of the LEAP. The LEAP is within a few meters of the surface water collect pond which YPC view as placing small children using the LEAP at an unnecessary risk. YPC would suggest that the LEAP be relocated to more appropriate location within the scheme and the current LEAP location become a LAP. This area could then be used to encourage residents and children to explore and learn about the natural environment and wildlife of the area.

- All street lights must be designed to ensure minimum light pollution to ensure that the current night sky is not impacted in a negative manner. This must include all adopted road lighting which tends to favour higher and fewer street light as a cost saving but unfortunately lead to significantly higher light pollution and bleed.

- All garages must either be car ports or have a planning restriction against the conversion to ancillary accommodation to the main dwelling. This is to prevent antisocial and/or inappropriate street/verge parking within and outside the estate.

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



Neil Crowther
Group Head of Planning