



Yapton Parish Council
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Your Ref: OWPC26550
Our Ref: Y/33/20/PL
Please ask for:
Ms Myer

28th April 2020

Dear Sir/Madam

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

Demolition of existing dwelling & outbuildings & erection of 7 No. dwellings comprising 3 No. 4 bed houses, 1 No. 3 bed house & 3 No 2 bed houses. This application is a Departure from the Development Plan.
Sunnymead North End Road Yapton

Thank you for your internet comments made on 27th April 2020 which has been recorded as 'an objection' with the comments as follows:

YPC strongly object to this proposal: YPC strongly object to this proposal

- The site lies outside the BUAB and is not an identified housing location in either the ALP or the YNP. It is therefore a departure from the development plan. YPC would also comment that the Coal Yard site diagonally opposite this plot was rejected as unsuitable for housing during the Yapton Neighbour Plan with the Examiner stating:

Whilst displaying built-up characteristics this area to the north of the crossroads(Maypole Lane/North End Road) is both distinct from and geographically separated from the built-up part of the village. It is approximately 1000 metres from the village centre, a walk of approximately 18 minutes. I also recommend the deletion of this site from the Plan(Yapton Neighbourhood Plan Submission Version Report by Independent Examiner Andrew Ashcroft 14 August 2014)

YPC believe that since the Examiner's comments new housing and planning consents granted within the Parish of Yapton have been significant with several built out and occupied. YPC therefore question the need for a site divorced from its local facilities to be considered for housing.

- YPC view the site as unsustainable in terms of ease of access to community facilities.*
- YPC regard the proposal as having an adverse environmental impact on the residential dwelling nearby by the removal of established trees which currently act as a natural sound barrier to the noise generated by the level crossing etc.*
- YPC have strong concerns relating to the site's access/egress close proximity to the North End level crossing (41m south). YPC is of the view that any intensification of a traffic entering and exiting North End Road will create a traffic hazard on the level crossing.*
- The development appears incongruous and wholly inappropriate in terms of scale and density of development for the location.*

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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