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29th May 2020

Yapton Parish Council  
Mr A Gardiner  
38 Ruskin Avenue  
North Bersted  
Bognor Regis  
PO22 7ND

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
**Email:** [Simon.Davis@arun.gov.uk](mailto: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/39/20/RES  
Site Address: Land at Street Building North End Road Yapton BN18 0DT  
Description of works: Approval of reserved matters following outline consent Y/49/17/OUT & Section 73 permission Y/13/19/PL for 45 No. dwellings & associated works. This application may affect the setting of a Listed Building.

Thank you for your internet representation made on 28th May 2020 which has been recorded as support with the comments as follows:

OWPC27291

Yapton Parish Council has held various constructive discussions with the applicant regarding the above planning application. Broadly the Parish are supportive but would make the following comments that should be taken on board and dealt with by way of conditions:

1. Layout and massing - YPC are very conscious of the historic streetscape of this section of North End Road and would seek that the ridge height of the proposed units closest to the existing buildings reflect this. YPC are concerned that the new build, despite being set back, could dominate this otherwise historic streetscape and become overbearing.
2. Garages and outbuildings - YPC insist that conditions must be placed on garaging and outbuildings to ensure that they retain their planned use and are not converted into additional residential accommodation when occupied. The purpose of such conditioning is to ensure that the correct parking requirement are met and maintained during the life of the scheme preventing overflow parking onto the streets and beyond.
3. Landscaping - YPC would seek a mixture of planting to include height along the rear elevation of plots housing the Bromsgrove unit (24-28). This is to soften at both low level and high level the harshness of the full brick elevation. YPC would wish to see this reflected in the final agreed landscaping plan.
4. YPC have concerns with the remoteness of the LAP from the main housing and would prefer it to be more central to the scheme.
5. Lighting. Street lighting must respect the dark nights in this area and ensure that there is limited 'bleed' impacting the nearby housing on North End Road. Conditions restricting hours of operation should be implemented along with limits on lux levels and ensuring all lighting is capped and low to ensure down-lighting

only.

6. Footpaths/green connectivity - YPC note that a future pedestrian link with adjoining Clays Farm (Y/62/18/OUT) site has been provided between plots 40 and 41. YPC insist that this link is not only provided for but a condition is applied to ensure that this footpath is open and usable for full public use as it will provide an essential part of Yapton's green-infrastructure linking the whole village through footpaths and cycle-ways.

7. Parking - YPC raise concern at the limited number of visitor parking spaces.

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 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.

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](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](http://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.**