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11th May 2021

E C
Church Lane
Yapton

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/49/21/RES
Site Address: Land East of Drove Lane Yapton BN18 0EB
Description of works: Approval of reserved matters following Y/92/17/OUT for 300 No. dwellings covering landscape, layout, scale & external appearance (resubmission following Y/78/20/RES). This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated).

Thank you for your internet representation made on 10th May 2021 which has been recorded as an objection with the comments as follows:

OWPC35861

There has been little attempt in this revision to address the issues with this site. The approach to Yapton and the conservation area is critical to the successful design of this site. The houses are shown to be almost bordering the footpath which runs along the canal route. It would be more aesthetic and less detrimental to the approach to Yapton if these were set further back. Also accepting the comments made by conservation group about design and materials. What is the purpose of the large open area alongside Drove Lane? This could be more usefully positioned alongside the canal route giving more open access to the footpath and potential greenway. There is also no consideration given to the existing housing which borders the site in the north east corner as the proposed housing borders their properties. We want this site to be properly integrated with the heritage of Yapton village and this design has ignored the important aspects of this location. I note also the faceless brick entrance wall 'Drove Park'. With a bit more imagination this could be a representation of the canal bridge that used to stand here and which many locals remember. Yapton village has had to unwillingly accept many extra developments and request from ADC that this one is more appropriately integrated into its heritage location.

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.