



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

14th June 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,

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

Application No: Y/57/21/PL
Site Address: Sunnymead North End Road Yapton BN18 0DL
Description of works: Demolition of existing dwelling and outbuildings and erection of 5 dwellings comprising 2 No 4 bed houses & 3 No 3 bed house (resubmission following Y/33/20/PL). This site is in CIL Zone 3 & is CIL Liable as new dwellings. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 11th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37357

YPC has fully considered the above application for 5 dwellings south of North End level crossing. YPC recognise whilst the applicant has modified some elements of its original refused application (Y/33/20/PL) YPC remains strongly opposed to this application.

YPC note that the applicant has reduced the density of the scheme by two dwellings but still believe that 5 residential units in this location is wholly inappropriate and too divorced from the village's facilities for a scheme of this size.

YPC note that the applicant has also tried to retain more trees in this new proposal but is still opposed to a dense coppiced area becoming a housing site.

YPC strongly objects to this application on the same basis as the previous application despite the amendments that the applicant has made to their proposal. The site/proposal remains a departure from the development plan and the location remains unsuitable for this scale and type of development in terms of access to facilities, environmental impact and highway impact.

- 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 Neighbourhood 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 so 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 rail track and 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.
- YPC would also note that the Clays Farm application through conditions has been limited on when and how it can be built out until works to extend the slip lane on the A27/Yapton Lane turning have been implemented. YPC would expect this site to be halted for similar reasons.
- The development appears incongruous and wholly inappropriate in terms of scale and density of development for the location.

YPC strongly object to this application.

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 Planning 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 Planning 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.