



Yapton Parish Council
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Your Ref: OWPC13289
Our Ref: Y/5/17/OUT
Please ask for:
Mr A Wood

27th March 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application for 51no. dwellings with all matters reserved except for access. This application is a Departure from the Development Plan.

Cinders Nursery & Land R/O Cinders Lane Yapton

Thank you for your internet comments made on 23rd March 2017 which has been recorded as **'support'** with the comments as follows:

*Y/5/17/OUT Cinders Nursery & Land R/O Cinders Lane Yapton
Outline application for 51 no. dwellings with all matters reserved except for access.*

Yapton Parish Council has given careful consideration to the above application. This response follows consideration of the application at a meeting of the Parish Council's Planning Committee held on the 13th March 2017. The proposal falls within the made Yapton Neighbourhood Plan and is in accordance with its housing policy and other related policies being an allocated housing site (SA2).

Yapton Parish Council recognises that this is an outline planning application which in essence seeks approval to the principle of housing with a detailed planning application to follow. YPC would stress that whilst supporting the application we would seek more detailed studies relating to both highways and landscaping along with the final detail of the design and materials used on the site.

Transport

The Parish Council would reiterate its concerns relating to the access arrangement to and within the site area. We would seek further transport studies on the junction of Cinders Lane and Bilsham Road by way of a condition attached to any decision.

The site is accessed via a proposed improved junction with Cinders Lane and Bilsham Road. However, this section of Bilsham Road is both a busy section of road and subject to persistent congestion due to resident street parking and customers parking outside Bilsham Stores. Congestion and conflict is further compounded at this junction by traffic movements to and from Meadowcroft Surgery and the allotments. There is a need to ensure that pedestrian access to Bilsham stores and the surgery remain safe and a more robust solution put forward to ensure a safe junction for cars and pedestrians. The Parish Council would ask that this junction and its proposed site-lines be re-examined along with the surgery parking arrangement.

The Parish would suggest that the surgery has only one access point or a restriction placed on the front car park ensuring that it is used purely for staff lessening the frequency of use of this second access point.

The Parish note that pedestrian links within the site are compromised with pedestrians being encouraged to cross Cinders Lane on a blind bend. We would seek better pedestrian links/walkways within the scheme linking to the existing footpaths to the north of the site, enabling easy access to the allotments and countryside without the need to cross Cinders Lane.

Landscaping

The proposal's outlined open space is not fully dedicated as open space but has a dual use being used in part as car parking. The Parish would seek fully dedicated open space and improved landscaping to reflect the rural nature of the site and its backdrop.

The Parish would ask that conditions are attached to any decision to ensure that all existing and proposed drainage ditches along the site's boundary are fully cleared and repaired if required before any building works commence. A management plan should be agreed and implemented before the first unit is occupied to ensure on-going maintenance into the future.

The Parish Council supports this planning application, but with a number of reservations as listed above which we would seek to be dealt with by way of conditions.

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

A handwritten signature in black ink, appearing to be 'WHR', with a long horizontal flourish underneath.

