



Arun District Council
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6th July 2022

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

Case Officer: Amber Willard
Telephone: 01903 737500 x37445
Email: amber.willard@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/60/22/PL
Site Address: Longacre Maypole Lane Yapton BN18 0DR
Description of works: Erection of 1 No detached dwelling and garage with shared access from Maypole Lane. This application is a Departure from the Development Plan and this site is in CIL Zone 3 and is CIL Liable as a new dwelling.

Thank you for your internet representation made on 4th July 2022 which has been recorded as an objection with the comments as follows:

OWPC48679

YPC note that the proposed development is a departure from planning policy. Whilst YPC appreciates ADC's current housing position the Parish has a deep concern relating to the lack of master planning when considering 'windfall' development.

Should this application be approved YPC expect that the adjoining holiday let's are conditioned to remain as such, thus ensuring the number of tourist bed provision to remain unchanged. This condition will ensure that local tourism will continue to thrive.

With regard to the proposed new unit YPC expect the proposal to be built to good BREEAM levels to ensure sustainability into the future. YPC also expect the proposal to be water neutral where the Parish lies adjacent to a Water Stressed Area and seek conditions to reflect water neutral requirements for the proposed accommodation.

YPC welcome the applicant's proposal to ensure that the unit is of a 'Built for Life' standard and would expect the unit to be fully adaptable to cater for all ages and levels of mobility. YPC seek these measures to be part of any conditions relating to a positive planning outcome for this proposal.

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/what-happens-next>.

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/planning-application-search>

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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>