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25th September 2020

E Cordingley  
Church Lane  
Yapton

**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/72/20/RES  
Site Address: Land at Stakers Farm North End Road Yapton  
Description of works: Approval of reserved matters following outline approval Y/44/17/OUT for the erection of 70 No. dwellings, public open space, play area, drainage & landscaping. This application affects the character & appearance of the Main Road/Church Road Yapton Conservation Area & affects the setting of Listed Buildings.

Thank you for your internet representation made on 24th September 2020 which has been recorded as an objection with the comments as follows:

OWPC29828

My comments have applied equally to Y/71/20/RES Land north of school. I repeat them here as you like to review applications in isolation.

I have severe reservations about the number of exits onto North End Road. This application is now joined together with 38 dwellings at Y/71/20 Land north of school and forms one exit onto North End Road, almost opposite Orchard Park business centre.

However there are subsequent applications requiring a further 2 exits a few yards further to the north from Y/83/19/OUT Clays Farm (33 dwellings) and Y/121/19/PL The Steddles (11 dwellings). I do not see why these sites cannot be combined into one exit.

An exit for the 10 houses in Saxon Way Y/49/18/PL has already been completed about 80 metres further along North End Road on the east side.

A further application Y/18/20/PL for 6 dwellings adjacent to Orchard Park business centre will require another exit onto the east side of North End Road.

I am not sure that the Highways assessment has taken all these facts into account especially considering that this all happens within 100 metres of Yapton Primary school and 200 metres of the crossroads at Ford Lane and Maypole Lane where traffic from a further 145 dwellings will converge.

The Travel Plan identifies some useful facts, but the 66 bus route is shown to operate only 4 times a day and cannot be regarded as a viable connection to Barnham station and Bognor. It is irresponsible to promote these sites as sustainable for non-vehicle travel when it applies only to cyclists.

The footpath/cycle paths are defined within the site but there are no guarantees that these will be able to connect with the neighbouring proposed sites. This site has allowed for a footpath/cycle link to Bonhams Field development to the south but it should be enforced. There should be conditions imposed on all the sites planned for the west of North End Road to ensure connectivity from Bonhams Field on Main Road

Y/63/19/RES through to Street Buildings Y/39/20/RES with the exit onto Maypole Lane.

Also I cannot see a footpath on North End Road which would continue to the planned site Y/39/20 Street Buildings.

I'm sure all you clever planners will be able to work out the most appropriate and safest solution to this problem. If you were planning the whole area from Bonhams Field to Maypole Lane I'm not convinced it would look like these unconnected proposals.

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. 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](mailto: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](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.**