ARUN DISTRICT COUNCIL
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25th September 2020

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,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No:	Y/78/20/RES
Site Address:	Land East of Drove Lane Yapton BN18 0EB
Description of works:	Approval of reserved matters following outline consent Y/92/17/OUT for 300 No.dwellings covering landscape, layout, public open space, drainage, scale & external appearance. 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 24th September 2020 which has been recorded as support with the comments as follows:

OWPC29849

YPC SUPPORT with conditions
Yapton Parish Council (YPC)recognise that the applicant has continued to engage with YPC regarding the detail of their application. YPC note that the applicant has taken into consideration many of the concerns raised by YPC notably with regard to landscaping and the PROW plus materials etc. YPC therefore support this application conditional upon the following conditions:
- YPC note that parking standards have been met but are dependent upon designated garages remaining as such. YPC require that a restriction is placed on converting garages to ancillary living accommodation for the first 10 years from the final occupation of the scheme. This will enable the scheme to grow into its intended form and avoid unnecessary and unintended stresses placed on its streetscape, open space and accessibility through displaced parking resulting from loss of provided garage space.
- YPC would also seek that all parking within the site is softened by the use of CORE Grass or similar green permeable parking system. This would maintain the practically of hard landscaping for parking areas but provide a softer finish providing a more rural outlook onto green space opposed to tarmac/block paving.
- All street lights must be designed to ensure minimum light pollution to ensure that the current night sky is not impacted in a negative manner. This must include all adopted road lighting which tends to favour higher and fewer street light as a cost saving but unfortunately lead to significantly higher light pollution and bleed. LED light specification must reflect a 'softer' light to reflect the rural nature of the village and not be standard white LED light to protect existing neighbouring households.

- YPC seek to encourage a fully connected multi-user pathway network throughout the Parish and seek that the proposed informal pathway and other more formal PROW incorporates a fully DDA accessible footpath to ensure green connectively throughout the village. YPC require a condition that will specify that any proposed path is a public right of way for multi-user use and fully DDA compliant, built to an appropriate specification for immediate use after the first occupation of the scheme. Landscaping of the path must reflect that of a former meadow/field with sufficient buffers/margins to ensure good biodiversity along the improved public multi-user pathway. This would help enrich the local environment and enhance Yapton's rural backdrop
- YPC note that the locally known 'Sheep Field', land bounded by the former canal, the B2233 and Drove Lane has been left as open space. YPC insist that this parcel of land is designated protected land and must be left as open space for the lifespan of the housing. This is to ensure that both the setting of the former canal and canal cottages is preserved and the integrity of the conservation area is not eroded through loss of key open space and setting.
- YPC would welcome suitable smaller housing for the more elderly village demographic which would encourage downsizing within the parish and subsequent churn of existing housing stock.
- YPC note that there appears a concentration of social housing in one part of the scheme and would suggest that it should be more evenly spread within the scheme to ensure a more cohesive community.

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 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.