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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: Michael Eastham
Telephone: 01903 737772
Email: michael.eastham@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/82/20/RES
Site Address: Land to the south of Ford Lane and East of North End Road Yapton BN18 0DS
Description of works: Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space, strategic landscaping, 2.2ha of public open space, green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road (resubmission following Y/19/20/RES). This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way. This site falls within Strategic Site SP2 (Zero Rated).

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

OWPC29838

Yapton Parish Council (YPC) recognise that the applicant has continued to engage with YPC regarding the detail of their application. YPC however is unable to change its response from that of 12th March 2020. Comments and request for conditions remain unchanged especially with regard to the height of the two apartment blocks fronting North End Road. YPC strongly believe that the introduction of 3 storey blocks along North End Road's most exposed boundary to be wholly incongruous with the rural street scene in this part of Yapton village. YPC therefore reiterate its request that the roofline be amended to ensure that no building has a greater height than 2.5storeys.

Other conditions as set out in correspondence 12/03/2020 are below:

- 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 plots 64/71 and plots 72/79 fronting North End Road extend to 3 storeys. YPC would request that the units are reduced in height to 2 storey in height or ground levels reduced to create the visual perception of 2 storey buildings. This is to ensure that the streetscape reflects that of North End Road and the

immediate dwellings within close proximity to these plots.

- YPC welcome the use of both LAPs and LEAPs but challenge the siting of the LEAP. The LEAP is within a few meters of the surface water collect pond which YPC view as placing small children using the LEAP at an unnecessary risk. YPC would suggest that the LEAP be relocated to more appropriate location within the scheme and the current LEAP location become a LAP. This area could then be used to encourage residents and children to explore and learn about the natural environment and wildlife of the area.

- 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.

- All garages must either be car ports or have a planning restriction against the conversion to ancillary accommodation to the main dwelling. This is to prevent antisocial and/or inappropriate street/verge parking within and outside the estate.

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.