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Arun District Conservation Area Advisory Panel  
c/o Civic Centre

28th October 2020

Dear Sir/Madam,

**Case Officer:** Michael Eastham

**Telephone:** 01903 737772

**Email:** [michael.eastham@arun.gov.uk](mailto:michael.eastham@arun.gov.uk)

**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 26th October 2020 which has been recorded as no objection with the comments as follows:

OWPC30673

The principle of residential development in this location has already been approved.

A significant area of open space is proposed which will separate the main area of housing from the conservation area and this will lead to a neutral impact on the latter's setting. It is also welcomed that development on the Ford Lane frontage is set well back from the highway which will help to preserve the rural character of the street scene.

The designs of the proposed houses appear generally satisfactory but much will depend on materials, detailing and finishes.

Given the proximity to the conservation area, and the rural ambiance of North End Road and particularly of Ford Lane, the Panel request that special care in the choice of materials and finishes is made in respect of those new dwellings which will be visible from those sensitive locations. The use of stock bricks, natural roof slates, plain clay roof and vertical tiles, unobtrusive soffits and fascias, and matching frame dimensions in the fixed and opening lights of casement windows is recommended.

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](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.**