



Yapton Parish Council
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Your Ref: OWPC5356
Our Ref: Y/93/14/OUT
Please ask for:
Simon Davis

7th April 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Article 4

Outline application for the erection of 38 dwellings to comprise 6 No. 4-bed houses, 20 No. 3-bed houses, 10 no. 2-bed houses and 2 no. 1-bed houses each with a garage and parking space, together with the means of access off North End Road
Land North of Yapton C of E Primary School North End Road Yapton

Thank you for your internet comments made on 2nd April 2015 which has been recorded as '**no objection**' with the comments as follows:

Yapton Parish Council

Addendum to original comments on Planning Application Y/93/14/OUT sent on 23rd December 2014.

The Planning Committee of Yapton Parish Council met on the 31st March 2015 to discuss whether or not it wished to vary its original response to the Planning Application Y/93/14/OUT which was submitted to the local planning authority on the 23rd December 2014.

The Committee resolved to confirm its support to the Planning Application No. Y/93/14/OUT, but wished to add an addendum to its original comments.

The Committee had reflected on recent discussions with representatives of the School, the Highways and Education Authority, and the developer's agent for the site adjacent to the School on North End Road. Whilst not wanting to see any major departure from the approved Neighbourhood Plan, the Committee realised that matters had moved on and the requirement for a drop-off point, as referred to in the neighbourhood plan, was not supported by the School or the Highway Authorities.

In supporting the application the Committee was keen to support the introduction of various initiatives under an agreed Safer Routes to School Programme at the front of the school as opposed to an on school site drop off facility which the Committee now understands could quickly become congested at drop off and pick up times. The Committee recognised that any proposed improvements will not address the existing congestion issues observed by the community, but it will serve to enhance safety for pedestrians and other vulnerable road users who need to access the school. West Sussex

County Highways have suggested that improvements to the crossing point and on road markings / restrictions, together with pavement widening is likely to best meet the needs of the school community.

The Committee hopes that this approach alongside the on-going support and commitment from the school's leaders (through the delivery of their Travel Plan) will help to improve perceptions of safety and build confidence in sustainable travel choice.

To assist with the funding of the suggested improvements, the Committee is keen for the Planning Authority to secure Section 106 funds from the development of the housing scheme specifically earmarked for the design and installation of the proposed improvement works.

The Planning Committee also agreed that the newly formed Parish Council, following the local elections in May, should commence discussions with all relevant parties, including the local County Councillor and MP, to try to find possible solutions to the ongoing congestion in the area, including investigating the possibility of identifying capital funding from the County Local Committee if they decide that the resolution of this issue is a community priority.

*Andrew Gardiner
Clerk to Yapton Parish Council*

2nd April 2015

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Karl Roberts', with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration