



Yapton Parish Council
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Your Ref: OWPC21140
Our Ref: Y/98/18/RES
Please ask for:
Mr S Davis

22nd January 2019

Dear Sir/Madam

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

Approval of reserved matters (access, appearance, landscaping, layout and scale) following outline permission Y/19/16/OUT for 108 residential dwellings, with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works.

Land off Burndell Road Yapton

Thank you for your internet comments made on 17th January 2019 which has been recorded as '**no objection**' with the comments as follows:

The Yapton Parish Council (YPC) has given careful consideration to this application which outlines the detail of the above proposal which received outline planning on appeal.

YPC would like to first state its disappointment in the applicant's late approach in discussing the detail of this application with YPC, especially when considering the strong negative community feeling towards the proposal. YPC were consulted on the reserved matters on the evening of the submission date. YPC therefore trust that its comments outlined in the full response will be taken into full consideration and acted upon.

YPC regard this application as an opportunity to strengthen and redefine Yapton's unique heritage and rural identity. YPC believe that through good design, new development should be able to both blend into and enhance the existing built environment reinforcing the Parish's identity. YPC seek in new residential development a sympathetic use of mixed materials, house design and a positive use of open space to foster an environment that focuses not only on fulfilling purely housing need but ensures sustainability and a legacy of housing schemes that benefit residents in terms of wellbeing, sustainable transport and environment.

The full response can be found elsewhere on this portal under this application and contains comments under the following headings:

- 1. Access, including parking and footpaths*
- 2. Layout and Scale*
- 3. Appearance*
- 4. Landscaping*

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 black ink, consisting of stylized, cursive letters that appear to read 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning