



Yapton Parish Council
Mr A Gardiner
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Arun District Council
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Your Ref: OWPC17891
Our Ref: Y/13/18/PL
Please ask for:
Michael Eastham

12th April 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Variation of condition 3-approved plans & removal of conditions 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 & 27 following the grant of Y/49/17/OUT.
Street Buildings North End Road Yapton

Thank you for your internet comments made on 11th April 2018 which has been recorded as **'an objection'** with the comments as follows:

The Parish Council has submitted separately to Arun District Council a full response to this application and the following extract is the "Conclusion" as set out in its response:

YPC has strong reservations with regards to the removal of any of the conditions and would welcome a detailed planning application and genuine community engagement, to ensure a truly sustainable development on this site.

Assuming that this is not an action that the applicant will consider, YPC strongly object to the removal of any conditions that will not safeguard and enhance the environment in landscape and built environment terms, improve the current stressed and congested local highway network, ensure adequate drainage and flooding solutions especially in light of Southern Water's objection to neighbouring Stakers Farm proposal (Y/44/17/OUT). Conditions must enable that the housing meets local need in terms of housing mix and longevity as per the YNP.

YPC therefore object to the removal of the conditions without suitable alternatives agreed that will ensure a truly sustainable development in terms of environment, social and economic role.

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, appearing to be 'NC' followed by a stylized flourish and a period.

Neil Crowther
Group Head of Planning