

Andy Faulkner
6 The Poplars
YAPTON
West Sussex
BN18 0EQ

Your Ref: OWPC13000
Our Ref: Y/1/17/OUT 03-01-2017
Please ask for:
David Innes

28th February 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Application with some matters reserved for the erection of 56No. dwellings with associated open space and creation of new access. This application is a Departure from the Development plan & affects the character & appearance of the Yapton (Main Road) Conservation Area.

Bonhams Field Main Road Yapton

Thank you for your internet representation made on 27th February 2017 which has been recorded as '**an objection**' with the comments as follows:

- 1) The site lies outside the Village built up area boundary on which development is not normally permitted and is therefore in direct conflict with Yapton Neighbourhood Plan Policy BB1.*
- 2) The local primary school reaches capacity this year and this application conflicts with the final paragraph of Policy H1 of the Neighbourhood Plan.*
- 3) The Yapton Neighbourhood Plan has allocated one hundred and fifty two homes in the Made plan exceeding the minimum of one hundred allocated in ADC's Draft Local Plan by fifty per cent. Any increase in this allocation must be from sites chosen by the local community as part of a revision to the current Neighbourhood Plan when ADC provide revised allocations, if the Neighbourhood Plan is to retain its integrity as intended by the Government.*
- 4) ADC's most recent Housing register list issued on 24 February 2017 records the need by one band A, one band B and four band C applicants for housing in Yapton.*
- 5) The land is in agricultural use and is currently used for grazing sheep. The sheep and open nature of the land emphasise the rural nature of the area and it makes a distinctive visual entrance to the village from the west from the B2233.*

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

Karl Roberts
Director Planning & Economic Regeneration