



Yapton Parish Council
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Your Ref: OWPC15093
Our Ref: Y/44/17/OUT
Please ask for:
Mr S Davis

10th August 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Planning Application for 70 No. residential dwellings including 30% affordable, public open space & associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road (reference Y/93/14/OUT). This application is a Departure from the Development plan. This application affects the character & appearance of Main Road/Church Road Yapton Conservation Area & the setting of Listed Buildings

Land at Stakers Farm North End Road Yapton

Thank you for your internet comments made on 9th August 2017 which has been recorded as **'an objection'** with the comments as follows:

Yapton Parish Council with support from its community considers the proposed development of 70 homes at Land at Stakers Farm to be wholly inappropriate for the reasons outlined in its full submission circulated under separate cover to Arun District Council.

In short, the proposal ignores the made Yapton Neighbourhood Plan and impacts both the rural nature of the location and its historic setting. Paragraph 14 NPPF confirms a 'Presumption in Favour of Sustainable development' unless:

'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole;'

The proposal is contrary to the emerging Arun Local Plan 2011-2031 especially in relation to policies H SP1, Policy LAN DM1 and HER DM3 and will have a significant and adverse impact on both the environmental and social fabric of Yapton's community.

Finally, Yapton Parish Council is of the view that the Parish has contributed positively towards Arun District Council's housing supply on a District level and more than adequately allowed for the Parish's actual immediate local need. Significant weight must be placed on the Social Benefits this scheme brings to the Parish as a whole rather than the narrow view of Housing supply alone. YPC are of the view that the social benefits and environmental benefits of this proposal are extremely weak and these houses are in the wrong place.

We therefore seek planning permission to be refused and OBJECT to this application.

All future small HELAA sites must be considered at a more appropriate time with the full engagement of the community and in the spirit of Localism and Neighbourhood Planning.

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 flourish and a period.

Neil Crowther
Group Head of Planning