

23 AUG 2017

Walnut Tree Cottage
Church Road
Yapton
West Sussex
BN18 0ER

23rd August 2017

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF.

FAO Case Officer Mr Michael Eastham

<u>Y/49/17/OUT</u>	Land at Street Buildings North End Road Yapton BN18 0DT	Outline application with some matters reserved for the demolition of all existing structures & redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) & 0.3 hectares of landscaped open space with vehicular access from Maypole Lane & pedestrian/cycle access only from North End Road. This application is a Departure from the Development Plan & may affect the setting of a listed building.
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Dear Mr Eastham,

I was in two minds on whether to submit a representation (**objection**) in respect to the proposed development, as indicated above, but came to the conclusion..... Why should I just sit back and let a money grabbing landowner, who purports to have an affinity with the village, and his arrogant and aggressive/bulling agent, attempt to impact negatively on my life and the other residents of Yapton, without expressing my displeasure and distain for their actions. Their incessant assault on the village is having a detrimental effect on the village with the sole tactic of waring down opposition.

I am not going to repeat the usual objections namely, but not limited to, the impact on the local road network, lack of school places, lack of medical facilities etc etc. because although valid objections in their own right the Officers of Arun District Council (ADC) dismiss them out of hand. It has all been said many times before!

I draw your attention to the comments/observations raised by Highways England and West Sussex County Council (highways) to the submitted proposal and the pressure put on the latter by the agent to change its response.

Although ADC have indicated they will, as recommended in the LPSC 6th December 2016

Quote

"work closely with Town and Parish Councils to ensure that Small Site allocations are appropriately and sustainably located, taking into account all evidence available".

they, ADC, have not honoured this commitment.

I am also very concerned that there would appear to be conversations between Officers and the applicant's agent with the sole intention of preventing public scrutiny and transparency. I refer specifically to email correspondence dated 18th August from Mr Paul Collins to Mr Jamie Brown

Quote.....

Jamie

Further to my last please be advised that ADC is placing our e mail exchanges on their public planning application file and treating your e mails as formal consultation responses. Therefore I would be happy to discuss this less formally by telephone but do not have your telephone number but do please feel free to ring me if you feel that this would help to avoid any misunderstandings.

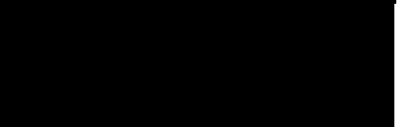
What "misunderstandings"?

This behaviour does certainly not allay my fears of the apparent 'close and over friendly' relationship between some Officers, applicants and their agents. What deals are done or not done behind closed doors?

ADC is failing to consider the number of planning applications that Yapton is currently being subjected to in the whole without "joined up thinking". The adhoc, piece meal approach is without strategy and cohesion resulting in no improvement to the amenities and wellbeing of the community. It is acknowledged there is a housing need, (although not directly from the community of Yapton itself). However it must be properly planned for and allow those communities that have unwanted development imposed upon them to have a say to the form it will take. This dialogue must be meaningful and not one of dictum as has happened in the past with ADC, (and may still be the case). Said communities must also benefit specifically and directly from development. Currently it is only the land owner, shareholders/directors of the construction companies that gain and additionally to cover up the failings and total incompetence of ADC to bring forward it's Local Plan.

The local community of Yapton only suffers more traffic, along with its associated problems, and the additional demands placed on local services. Its rural, village identity is being lost.

I respectfully ask that the application be refused


J Mills