



Yapton Parish Council
Mr A Gardiner
38 Ruskin Avenue
North Bersted
Bognor Regis
PO22 7ND

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref: OWPC19623
Our Ref: Y/49/18/PL
Please ask for:
Mr S Davis

16th August 2018

Dear Sir/Madam

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

Development of 10 No. residential properties & associated infrastructure. This application is a Departure from the Development plan
Land East of North End Road Yapton

Thank you for your internet comments made on 15th August 2018 which has been recorded as **'an objection'** with the comments as follows:

The Parish Council has submitted a full response to this application which can be found separately on this site.

The Conclusion to the response dated 12th August 2018 is set out below:

6. Conclusion

Yapton Parish Council is of the view that the Parish has to date 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 both the economic and Social Benefits this scheme. YPC are of the view that the social benefits are deficient considering the school being at full capacity and medical facilities full. There are no planned improvements to sustainable transport or indeed additional open space to promote healthy living and well-being. The economic benefits are purely short term but with a huge long term negative impact by removing the opportunity of future expansion of Yapton's designated business park area.

In short, the proposal is contrary to the ALP housing and employment policies. The proposal ignores YPC work towards updating its NP and fails to clearly demonstrate the impact of the loss of employment land.

The proposal does not clearly demonstrate a net benefit to the Community. This proposal has both significant social and economic impacts on the community and thus fails to meet the key test of Paragraph 14 NPPF ie a 'Presumption in Favour of Sustainable development' as there are

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

We therefore seek planning permission to be refused.

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