

Yapton Parish Council
Mr DH Tansley
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Arun District Council
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Your Ref:

Our Ref: Y/51/11/

Please ask for:

Mrs S Leeson

7th December 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

New dwelling. Resubmission of Y/7/11 (This application is a Departure from the Development plan)

Land rear of Eappa Farmhouse North End Road Yapton

Thank you for your internet comments made on 6th December 2011 and recorded as follows:

The Planning Committee of Yapton Parish Council has considered this application and wishes to register an objection on the following grounds:

i) The application appears to be identical to Y/39/08 which was refused by Arun District Council on 22 August 2008;

ii) The application is a departure from the Development Plan; it is on land which is not identified in the Local Plan for housing;

iii) It is an inappropriate development on garden land within the curtilage of Eappa Farmhouse which does not comply with amended policy PPS3 in relation to separate development within existing gardens;

iv) No other property in the adjacent area has had a similar development and this would be out of character with the area. It would create a precedent for similar development elsewhere;

v) It does not accord with Policy LOC2 of the West Sussex Structure Plan which seeks to control countryside development nor Arun District Local Plan Policies GEN2 and GEN3 which seek to control building outside the built up area boundary and protect the countryside.

David Tansley

Clerk of Yapton Parish Council

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please note that Planning Services operate an "open file" policy which means that all documents relating to planning applications, including internet representations objecting to or supporting the proposals, are available for everyone to see. If you do not wish your comments to appear on the 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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Karl Roberts', with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning Services &
Housing Strategy