

Roger Francis
28 Cherry Avenue
Yapton
Arundel
BN180LB

Your Ref: OWPC13066
Our Ref: Y/5/17/OUT 27-01-2017
Please ask for:
Lucy Harding

6th March 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Outline application for 51no. dwellings with all matters reserved except for access. This application is a Departure from the Development Plan.

Cinders Nursery & Land R/O Cinders Lane Yapton

Thank you for your internet representation made on 3rd March 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir,

I strongly object to this proposal for the development of the Cinders Lane site as it does not comply with the Neighbourhood plan.

The need for additional suitable and appropriate housing both nationally and locally is well recorded and Yapton has played its part to this end with the production of its neighbourhood plan published in 2014. As you will be aware this plan was not simply thrown together but compiled after much consultation with residents where their issues and concerns were duly considered and a vision for Yapton including its development and additional housing was compiled. Why would both the Parish Council and indeed Arun District Council and Yapton residents undertake such an endeavour if future planning applications simply ignored the plan (and wishes of the local populous) and were then allowed to proceed in ways that were not in accordance to it. This application varies from the 2014 neighbourhood plan in several ways and I strongly object to it for the following reasons.

- 1. Section 6.4 of the Neighbourhood plan states that Cinders Lane is supportive of a development of some 30 dwellings. This application is for 51 a full 70% over the planned number*
- 2. This higher density of housing is not in keeping with the existing surroundings in Yapton and is therefore not in accordance with section 3.3 of the plan which states that any development should be "sympathetic" to their surroundings and 5.2 that states they should be sympathetic to the "character" of the village. High density housing is more usually found in a much more urban environment and not on the outskirts of a West Sussex village.*
- 3. The proposed development includes a three storey development of flats directly overlooking houses in Cherry Avenue. This too is in contravention of points 3.3 and 5.2 of the plan and is an unnecessary eyesore and intrusion of residents privacy.*
- 4. Access to the site requires improvement. Point 6.2 of the plan states this. This proposal does not meet the required improvement*

Variation from the neighbourhood plan as a valid objection (see the decision re Sonning Common 2/3/17) and has been used by the Parish Council in other cases in 2015/16

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