

Julie Robinson
Bilsham Manor
Bilsham Lane
Yapton
West Sussex
BN18 0JX

Your Ref: OWPC19707
Our Ref: Y/62/18/OUT 17-07-2018
Please ask for:
Mr S Davis

22nd August 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Outline application with some matters reserved (appearance, landscaping, layout & scale) for 33 No. residential dwellings, access, landscaping & associated works. This application is a Departure from the Development Plan.

Clays Farm North End Road Yapton

Thank you for your internet representation made on 20th August 2018 which has been recorded as '**an objection**' with the comments as follows:

This appears to be yet more speculative development, when Yapton has already been severely over-burdened with applications which have been approved against the Development Plan resulting in un-planned piecemeal development with no overall plan or benefits to the parish of Yapton. This is yet another which will access out onto North End Road adding to the existing chaos and gridlock - a situation which will only get worse when the new railway gates are fitted and delays are much longer. There is no excuse to permit more development against the Development Plan when Arun District Council now has an approved Plan in place. The application is also premature when Yapton Parish is in the process of updating its Neighbourhood Plan. The loss of yet more stabling and grazing land is also highly regrettable, with those at Street Buildings on North End Road having already being lost. Not only is this a loss of leisure opportunities for Yapton residents who wish to keep horses, but the horse leisure industry supports a host of related rural artisan, farm and other local employment, all of which is at risk from the continual degradation of the local horse leisure business. Supporting local rural employment is more important than providing homes for people from outside the area who then commute out to employment. Therefore, no applications should be approved that do not clearly show how such losses can be mitigated by other local provision.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves

the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning