



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: OWPC24769
Our Ref: Y/83/19/OUT
Please ask for:
Mr S Davis

8th November 2019

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 for the erection of 33 No. dwellings, access roads, landscaping & associated works (resubmission following Y/62/18/OUT). This application is a Departure from the Development Plan.
Clays Farm North End Road Yapton

Thank you for your internet comments made on 7th November 2019 which has been recorded as **'an objection'** with the comments as follows:

This is a summary of the full response which is posted elsewhere on the planning application portal:

YPC have fully considered the above application and continue to object to the development of housing in this location.

YPC have had a constructive meeting with the applicant with regards to their proposed scheme. However, YPC still have strong reservations regarding the development of this greenfield site. YPC would like to make it clear that the Clays Farm site has never been designated as an area within Yapton for future housing growth and has not been nominated by YPC through the Non-Strategic Site Allocations Development Plan Document (DPD) as a future potential location/site.

YPC whilst recognising the improved layout and considered density of the scheme are not in a position to be able to support housing on this site as it remains outside the BUAB and is not identified as an agreed NSS DPD within the Parish's agreed allocation numbers. YPC have worked closely with ADC to meet its new Parish housing allocation as part of ADC's Non-Strategic Site Allocations Development Plan Document Process and Yapton's current work on modifying its YNP. Yapton Parish's original allocation of 120 units has been increased by an additional 90 units. This has been achieved and agreed as outlined in YPC's planning response to planning ref Y/49/18/PL dated 12th November 2018. YPC is therefore strongly of the view that this application is very much a departure from the Development Plan on two counts - outside the BUAB and not falling within any agreed NSS DPD.

Whilst the applicant has revised the application YPC continue to have the same reservations and concerns addressed in its objection letter, dated 12th September 2018, addressing the applicant's previous application (Planning Ref Y/62/18/OUT).

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



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Neil Crowther
Group Head of Planning