

David Chown
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Yapton,
West Sussex
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Your Ref: OWPC17185
Our Ref: Y/91/17/OUT 13-12-2017
Please ask for:
Mr D Easton

1st February 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure.
Departure from the Development Plan
Land at Bilsham Road Yapton

Thank you for your internet representation made on 31st January 2018 which has been recorded as **'an objection'** with the comments as follows:

Multiple reasons this must not be approved - in summary:

Disproportionate level of development in Yapton: Nearly 1000 homes in Yapton (ie approx. ADC's annual housing build P/A for the next fifteen years!) have already been approved in recent months. Development to meet needs must be evenly spread through area so we don't completely devastate any one rural location.

These two applications for Bilsham and Drove Lane must be reviewed in light of the total growth already in the planning.

Local Plan is currently going through various stages of review and consultation. At a recent Appeal decision (APP/C3810/W/17/3170059) the Planning Directorate stated in the appeal document that 'it is accepted that the emerging Local Plan should be accorded only limited weight given it present stage on the road to adoption'. Based on this, the Yapton Neighbourhood plan should be the guiding document. It does not outline the land being proposed for development as a viable option.

Infrastructure. I know traffic, education and NHS data will be submitted as part of the debate around these proposals. Official stats around roads etc indicate we cannot cope now - let alone with the 1,000 properties coming our way - to then add the impact of 550 homes - this is not possible. We can see that with our own eyes with current state! The scale of changes that would be need to be implemented by this unnecessary development to the Village would put significant strain on Yapton and its surrounding communities with regards to services, traffic and the environment; compounded by the lack of modifications make this proposal untenable.

Not enough consultation with locals. Poor comms means level of awareness about meetings, deadlines etc were low. A proposal as dramatic as this needed direct mailing to everybody (not hidden in a parish magazine that some received after the consultation events!) and several opportunities to find out more/have a two way conversation. Villagers have been treated with disregard and the 'engagement' that has taken place has been received as supremely arrogant ie I was told by Gleeson rep this was a done deal - tough luck. How can that be democratic?

I ask that you look at the totality of the picture - existing planned development, infrastructure and the fact this impacts not one but two entrance/exit points of the village

that you reject this ridiculous planning application along with Y/92/17/OUT in full.

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 to 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

Neil Crowther
Group Head of Planning