



Yapton Parish Council
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Your Ref: OWPC17218
Our Ref: Y/91/17/OUT
Please ask for:
Mr D Easton

2nd 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 comments made on 1st February 2018 which has been recorded as **'support'** with the comments as follows:

Yapton Parish Council's full response has been submitted separately to Arun DC and the conclusions are set out here: YPC acknowledge ADC's need for additional housing land and with this in mind will support this application but with strong reservations that require addressing before any final planning decision is forthcoming. Housing Need cannot be the only consideration to be met when assessing this currently speculative large-scale housing proposal in a rural village such as Yapton.

This scheme must be approached in a truly integrated manner thus ensuring all mitigating impacts caused by the proposal on the existing Community are fully resolved before the grant of planning. YPC therefore request that the masterplan be modified as outlined in our response.

YPC are of the view that the current application will have many mitigating impacts upon its existing Community and believe that unless these are fully addressed this planning application cannot be successfully implemented. YPC therefore urge that detailed and considered planning obligations are agreed with the village's needs at the forefront. YPC insist that these obligations must be legally tied to the adjoining application Y/92/17/OUT ie for the whole site (SD7) and for a period of 10 years to ensure that any delays in one or both sites' implementation does not result in a loss of infrastructure and community facilities for the actual Community impacted, Yapton Parish.

Whilst this application is part of the proposed Small Strategic Housing Site SD7 it must be considered as one site co-joined with Y/92/17/OUT and dealt with as such. YPC have grave concerns that unless this approach is adopted the impact of the full 550 new units will be unwittingly diluted under the guise of the two smaller applications.

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

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning