

Rakesh Parmar
8 The Millers
Yapton
Arundel
West Sussex
BN18 0LE

Your Ref: OWPC16922
Our Ref: Y/92/17/OUT 15-12-2017
Please ask for:
Mr D Easton

19th January 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 all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.

Land east of Drove Lane Yapton

Thank you for your internet representation made on 18th January 2018 which has been recorded as '**an objection**' with the comments as follows:

**This is contra our neighbourhood plan *and* the Government's steer that: "Where a planning application conflicts with a neighbourhood plan that has been brought into force, planning should not normally be granted."*

**This village must be allowed to consider and decide how they wish to see their Parish grow in tandem with the new emerging Arun Local Plan 2011-2031. This wish is in the spirit of Localism, the foundation of Neighbourhood Planning and aligns with the new emerging Arun Local Plan 2011-2031. This application rides roughshod over this process.*

**This would permanently and detrimentally harm the rural aspect of the village. Rural land has already been lost over recent years in Yapton so enough is enough.*

**This would put pressure on not one, but two entrance/exits to the village (from/to Barnham and from/to Felpham). Our roads cannot cope now, we can see evidence of that without the additional build. (West Sussex CC) traffic counter on the A259 has shown that traffic movements have increased in the last two years from 6 million to 7.5 million a year. Plus the inadequate Comet Corner leading to pressure on traffic.*

** Under the Neighbourhood plan, this Village has delivered and exceeded the number of houses it was required to deliver. Indeed FOI data indicates as of 01/09/2016 - 31/08/2017 housing needs (people waiting) = 11. The maths and proposed growth appears not to meet the reality!!!*

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

Neil Crowther
Group Head of Planning