

22nd 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 21st January 2018 which has been recorded as '**an objection**' with the comments as follows:

Submission 1:

There are many issues that point to the unsuitability of the site between Bilsham Road and Drove Lane on the south side of the village of Yapton for the construction of a large housing development, with a total number of 550 properties.

- The land is good quality agricultural land, which has produced a good yield of crops in previous years.*
- The land is outside the village boundary and forms part of the Green Belt which separates the edge of the village from the adjacent village of Bilsham.*
- This plot is not on the Yapton Neighbourhood Plan. A sterling group of villagers worked for many months to develop the Neighbourhood Plan, which was presented to, and agreed to by all in the village. Therefore, to build outside the areas agreed for development in the Neighbourhood Plan is against the wishes of all Yapton residents.*
- The figures indicate that there are eleven families that are currently seeking homes in Yapton. This is far less than the proposed quantity of houses on this development. Thus, these new properties will be purchased by people coming into Yapton, possibly changing the character of the village.*
- This land regularly floods, leaving a substantial amount of surface water after even a relatively light shower of rain. Although the developers propose installing soak-away pits and ponds, it is not certain that this will be sufficient to prevent flooding of the new houses.*

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