

Christopher Rose
20
The Pines
Yapton
West Sussex
BN18 0EG

Your Ref: OWPC17159
Our Ref: Y/92/17/OUT 15-12-2017
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 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 31st January 2018 which has been recorded as '**an objection**' with the comments as follows:

The proposed housing estate would destroy the character of the village. It is contrary to the Yapton Neighbourhood Plan which Arun District Council have accepted ('made'). The Government Housing Minister in December 2016 stated "The Government confirm that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted. However, communities who have been proactive and worked hard to bring forward neighbourhood plans are often frustrated that their plan is being undermined." The extant Arun Local Development Plan aligns with the Yapton Neighbourhood Plan; the revised Arun Local Development Plan is not yet adopted and is therefore immaterial. The application is then one of Speculative Development and has no inherent authority from the District Council.

It is clear someone or some committee within Arun District Council has decided my village to be of no real value, such that it doesn't matter if it is destroyed by over-development. It is surmised that no-one involved in this decision lives within or near the village. But it is no mere supposition that a huge increase in the number of households would translate into a huge increase in Council Tax. Where those arbitrating over developments also profit from one of the outcomes, there is a clear conflict of interest which cannot but bias decisions against the views of the residents.

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