

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 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 1st February 2018 which has been recorded as '**an objection**' with the comments as follows:

Please find below my objection to this planning application.

1) This application should not be submitted and determined prior to conclusion of the Government Inspector's inspection of the latest version of the ADC emerging Local Plan. The Local Plan is still unadopted and therefore carries limited weight. The Neighbourhood Plan was Made by ADC on 5th November 2014 which makes it the superior planning document at this time and it should take precedence over the Emerging Local Plan until such time as it is adopted. Whilst ADC have classed it as a strategic allocation site they have made no attempt to consult with the Local community over its inclusion in the plan. Whatever happened to democracy.

2) This application is outside the Built up Area Boundary Policy BB1 Yapton Neighbourhood Plan.

3) The minimum of one hundred homes allocated by ADC to the Yapton Neighbourhood Plan and included in the plan as part of Policy HH1 Housing requirement was exceeded by 25 per cent. Since the plan was Made a further 441 homes which were not included in the Neighbourhood Plan have been approved by ADC exceeding the allocation by four hundred and sixty per cent. With the 550 homes proposed in applications Y/91/17/OUT and 92/17/OUT the hundred will increase ADC's original housing allocation by one thousand per cent to nine hundred and ninety one which is ridiculous for a village with a population of around three thousand six hundred. Assuming each house will be occupied by three people the population will increase by a further three thousand people virtually doubling the population and turning Yapton into a town. This is extremely poor planning.

4) Yapton Neighbourhood Plan Policy E1 seeks to protect high quality agricultural land which must be preserved. The land surrounding the village and Parish is predominately agricultural and this is the main land use for the area. Eight hundred and twenty seven homes will effectively destroy a large quantity of good agricultural land.

5) Yapton Neighbourhood Plan Policy E3 seeks to protect natural habitats which this application seeks to destroy.

6) Yapton Neighbourhood Plan Policy E10 seeks to protect the remains of the former Portsmouth and Arundel Canal. It is not clear what affect the development will have on the

remains which is prominent at the north west of the site.

To avoid any further destruction of the coastal plain you are urged to decline this application which will lead to excessive housing in what is essentially a rural community with no local employment opportunities.

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