

Phil Robinson
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Grevatts Lane West
Bilsham
Yapton
BN18 0LA

Your Ref: OWPC1688
Our Ref: Y/99/13/ 19-11-2013
Please ask for:
Mr C Cronin

2nd January 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Outline application for 10.5 hectares of residential development (comprising up to 250 dwellings (30% to be affordable) together with ancillary open space and landscaping), 14.9 hectares of public open space development to be laid out as public parkland and landscaped green corridors, vehicular access from Ford Lane (The means of access) - This is a Departure from the Development Plan

Land to the North & East of St Marys Church Yapton

Thank you for your internet representation made on 28th December 2013 which has been recorded as '**an objection**' with the comments as follows:

I would like to object most strongly to this planning application for the following reasons, technical reasons:

- *This site was not recognized by ADC in with the 2009 or 2012 SHLAA's*
- *The site exceeds the allocation for Yapton in the emerging Local plan*
- *The site ignores the findings of the "options for growth" document produced in 2009 which recognizes that Yapton has limited facilities and infrastructure and poor unemployment*
- *The site is on top grade agricultural land and is outside the settlement boundary*
- *The development would add unreasonable strains on an already overcrowded road system*

On a more personal note, the landowner and his agents, although being fully aware of its existence and goals have, ignored the Yapton Neighbourhood plan group and are seeking to by pass a group that has been working with the community, its stakeholders and land owners with the support of ADC for the last two years as they realize that the application does not meet any of the objectives based on the view of the local residents which has been collated in accordance with neighborhood plan guidelines and as such are undermining Localism, the draft local plan and the wishes of the vast majority of Yapton's residents and hope that if the application is, as I am sure it will be, rejected by the district council, will be passed on appeal.

However, I am confident that the planning inspectorate will acknowledge the emerging local plan and draft Neighbourhood plan and will reject this as a wholly inappropriate development and as such I urge Arun's development control committee to reject this application for the reasons stated above

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

Karl Roberts
Assistant Director Planning & Economic Regeneration