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E Cordingley
Church Lane
Yapton

4th April 2022

Dear Sir/Madam,

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: Y/10/22/PL
Site Address: Land to the south of Ford Lane and east of North End Road Yapton BN18 0DS
Description of works: Erection of 15 No dwellings (including 4 No affordable units) with associated access, parking, landscaping, drainage and public open space (additional units to those approved under application Y/123/21/PL). This application may affect the setting of a listed building, affects the character & appearance of the Church Lane Conservation area, affects a Public Right of Way and is in CIL Zone 2 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 3rd April 2022 which has been recorded as an objection with the comments as follows:

OWPC46099

I am supposing that there are no rules or regulations preventing alteration of an existing site. We are therefore reliant on ADC planning to consider the justification for adding more houses to an already approved development.

The original proposal for this site and the adjacent field was made in 2013 (Y/99/13). The plan across 2 fields was gloriously named 'St Mary's Park' and included a proposed park and green corridor stretching along the south of the site and to the east of the church and Church Farm House and all the way to King George's Field. This ensured that a significant buffer was kept between the new development and the conservation area thus preserving the setting of the ancient centre of Yapton village. This original plan was reduced in size due to significant opposition and eventually was approved as UP TO 100 dwellings after 2 public inquiries. The final 'approved' layout in Oct 2020 retained the original size of the open space in the southern portion to be used for a play area and attenuation pond. This was an acceptable solution as it maintained both the distance from the conservation area thus not affecting its setting and used the space both as an amenity and wildlife benefit. If the developer had intended to maximise the number of built dwellings then it should have been proposed and designed at the outline stage. The agreed outline has always been UP TO 100 dwellings. I have been advised by Planning in the past that I could not comment/object on issues later in the process and had to provide comments at 'outline' stage (one issue was on site working hours). So how can it now be appropriate to upturn the agreed plan just to be able to 'squeeze in' further housing?? Surely the district is not so desperate for numbers that they would consider shoe-horning in extra houses? What will happen next? The planned SD7 site will now become 1000 homes instead of 550?? Or we will face blocks of apartments just to increase ADC numbers for new homes?? The neighbourhood plan for Yapton parish acknowledged that the

built up area boundary would have to include known development site approvals. (Incidentally why has the submitted NDP been stalled by ADC??) There is still a real fear that the steady march of future developments will cover even more of the surrounding farmland which is why it is even more important to preserve some open space. So if the original plan referred to as St Mary's Park extending to the east becomes a reality then the open parkland, including this proposed area, surrounding the conservation area would ensure no harm to the setting and views. ADC Planning should not be persuaded by developer arguments for more profit but consider the consequences of inappropriate buildings and the harm to protected buildings, wildlife and existing residents.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>