

Phoebe Hamilton
East Pound Cottage
Church Road
Yapton
Arundel
BN18 0EW

Your Ref: OWPC14655
Our Ref: Y/44/17/OUT 23-06-2017
Please ask for:
Mr S Davis

24th July 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Planning Application for 70 No. residential dwellings including 30% affordable, public open space & associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road (reference Y/93/14/OUT). This application is a Departure from the Development plan. This application affects the character & appearance of Main Road/Church Road Yapton Conservation Area & the setting of Listed Buildings

Land at Stakers Farm North End Road Yapton

Thank you for your internet representation made on 21st July 2017 which has been recorded as '**an objection**' with the comments as follows:

I am in the process of buying the above property. While it is not adjacent to Stakers Farm, I do strongly believe that an extra 70 houses - with 166 car spaces - will be extremely detrimental to the overall fabric and welfare of Yapton as a village. It is already heavily built up (from what was a village in the true sense) and the infrastructure of both the current village and neighbouring land does not - and cannot - support an additional 70 residential units which would mean 140 - 200 extra people. I appreciate the need for more housing in the county, but surely such a development as this is better suited to be adjacent to a small town such as Bognor or Littlehampton? More importantly, the medical and educational facilities are not sufficient to support such a development. Please, please do re-consider.

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