

Stephen Rolfe
21, The Croft,
North End Road,
Yapton
BN18 0HZ

Your Ref: OWPC14889
Our Ref: Y/44/17/OUT 23-06-2017
Please ask for:
Mr S Davis

4th August 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 3rd August 2017 which has been recorded as '**an objection**' with the comments as follows:

Planning Application Ref Y/44/17/OUT Objection

Dear Mr Davis,

The proposal to build 70 homes on Stakers Farm land has confirmed my worst nightmare. This is a lovely area of greenfield which, historically, has been used for horse, cattle and sheep grazing (for which it is currently being used). Although just outside the conservation area, these paddocks are an integral part of Stakers Farm and stables. The destruction of this land to build these houses will mean that the farm will no longer be able to be used for its intended purpose.

It will also mean the loss of an extensive array of wildlife. Over the years I have witnessed a large assortment of garden birds including, great and blue tits, greenfinches, wrens, green woodpeckers, bullfinches, robins and many more. There have also been sparrowhawks, kestrels, buzzards and even red kites and barn owls. Bats fly past most evenings from the farm.

This proposal along with applications Y/49/17/OUT (45 dwellings), Y/33/17/PL (2 dwellings) and Y/1/17/OUT (56 dwellings) instead of being housing developments would result, if planning was granted, in a housing estate. North End Road is already subject to heavy congestion at school times. It is used as a rat run from the A259 to A27 with many HGV vehicles from surrounding industrial estates also using the road.

The construction of such a large number of dwellings will only exacerbate the congestion problems with construction vehicle trying to enter and exit from the one access road. The area is surrounded by a school, residential homes, doctor's surgery and nursing home. The sight line along North End Road in this area is poor. Dangerous situations are inevitable.

In conclusion I feel this is a totally inappropriate planning application which will create enormous disruption to a village environment.

Yours faithfully

Stephen Rolfe.

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