

Miss Patricia Wales
The Wee Hoose, North End Road,
Yapton
BN18 0DL

Your Ref: OWPC15133
Our Ref: Y/44/17/OUT 23-06-2017
Please ask for:
Mr S Davis

10th 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 9th August 2017 which has been recorded as '**an objection**' with the comments as follows:

As outlined in the application "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". It will also add to the bedlam which takes place at this point in North End Road at 9 a.m. and 3.15 p.m. every school day when all hell is let loose outside the school. The huge articulated lorries that are now permitted to travel up and down this narrow B road are sometimes forced onto the pavement, where small children are walking, to avoid the parked cars of mothers delivering and collecting their children from school. This situation is a tragic accident waiting to happen. At present the attractive rural field that it is proposed to concrete over is a green field where horses happily graze. The field and ancient hedgerows are home to many species of birds and other wildlife, which make our journey through this life very much sweeter by their presence. It would be criminal to destroy their habitat. In addition, national policy is to build on BROWN FIELD sites, not GREEN I was one of the local people who worked for 3 years on the Neighbourhood Plan. We invited local landowners to submit their land for consideration if they wanted to develop it. After much consideration, a referendum of Yapton residents decided where the 100 houses imposed on us by Arun District Council were to be sited. AT NO TIME DID THE OWNER OF STAKER'S FARM SUBMIT HIS LAND FOR CONSIDERATION. It cannot be possible for landowners to completely ignore Neighbourhood Plans which have been accepted as a legal document that must be consulted when housing proposals are being made. If the Plan has to be amended to provide more houses, the owner of Staker's Farm can submit his proposal for consideration by Yapton residents at the appropriate time. Each village in the land was given £20,000 to develop their Neighbourhood Plans. If they are to be ignored this is a HUGE AND TERRIBLE waste of tax payers money which should be highlighted accordingly.

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