

Valerie Dwyer
20 The Croft
North End Road
Yapton
BN18 9HZ

Your Ref: OWPC15234
Our Ref: Y/44/17/OUT 23-06-2017
Please ask for:
Mr S Davis

16th 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 15th August 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir

I wish to lodge my objections to the proposal to build 70 homes on the green field site at Stakers Farmhouse.

The 'Welcome' sign as one drives into Yapton states 'Village', definition - assemblage of houses etc, larger than a hamlet and smaller than a town'. (Oxford Dictionary)

What has happened? This proposal and possibly others in the near future are for housing estates.

This particular development alone would overwhelm the village of Yapton.

Yapton does not have a good standard of amenities to serve approximately a further 300 + inhabitants.

Increased traffic on a B road never designed for the number of cars, H.G.V's and service vehicles already using it on a daily basis.

Bus services have been reduced necessitating more private vehicle usage.

Yapton Village School has 265 pupils, where are all the children from this proposed estate to attend school? Nothing has been published to suggest the present school will be extended.

We have only two shops in the village.

Doctor's surgery already creaking at the seams with current patient numbers.

Stakers Farmhouse is a lovely Grade II listed building. The proposal will adversely affect the setting of this building and surrounding agricultural lands, these being home to many species of wild life, foxes, hawks, woodpeckers, tits, finches, bats and owls.

This proposal will do nothing to enhance the intrinsic character and beauty of this area of countryside or the 'village' in which we live.

I ask that you please consider all these points when reaching your decision.

Yours faithfully

Ms Valerie Dwyer

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