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West Sussex  
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**Your Ref:** OWPC1667  
**Our Ref:** Y/99/13/ 19-11-2013  
**Please ask for:**  
Mr C Cronin

23rd December 2013

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)**

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Outline application for 10.5 hectares of residential development (comprising up to 250 dwellings (30% to be affordable) together with ancillary open space and landscaping), 14.9 hectares of public open space development to be laid out as public parkland and landscaped green corridors, vehicular access from Ford Lane (The means of access) - This is a Departure from the Development Plan

Land to the North & East of St Marys Church Yapton

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Thank you for your internet representation made on 23rd December 2013 which has been recorded as '**an objection**' with the comments as follows:

*I am strongly objecting to this planning application for the following reasons;*

*The proposed area is Grade One agricultural land which is currently used annually to grow valuable crops for a Country that is lacking in producing its own produce.*

*Yapton is not an area for high housing need and the Yapton Neighbourhood Plan fulfils the Village's housing requirement for the next 15 years. This site has never been proposed for development and is certainly not within the Neighbourhood Plan. The area is already at risk of flooding which will only be made worse by such a major development.*

*The site has no existing vehicular access onto North End Road or Ford Lane, these are both already extremely busy roads. Every day, from my house, I can see the traffic backing up along Ford Lane trying to get onto Northend Road and it is near impossible to get out of Church Lane onto Northend Road during school drop off and pick up times.*

*The site is adjacent to the St Mary's Conservation area and will be detrimental to its setting and relationship with the flood plain and South Downs National Park. It is not wholly sustainable and in no way will enhance or positively contribute to the established pattern of development in the North East of the village, namely the Conservation Area and the Old Village.*

*The proposal fails to integrate seamlessly with the surrounding area. It is out of context with the key characteristics of the conservation area in terms of density, mass and ratio of unit to green space/gardens.*

*The 2012 SHLAA identifies sufficient land allocations both within and outside settlement areas which are of lesser environmental value and/or brownfield land.*

*The site falls within the designated SHLAA 2012 Site 71 - Ford Eco Town but does not form a comprehensive development of the whole site. Both the 2012 SHLAA and recent agreed interim ADC Planning Policy confirm that Site 71 must be treated as one comprehensive scheme in order to ensure adequate infrastructure benefits to enable the sustainability of the new settlement.*

*Piecemeal development within this site will fail to be sustainable in terms of infrastructure, employment and community facilities for a new settlement.*

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

Karl Roberts  
Assistant Director Planning & Economic Regeneration