

Michael Crockett
9 Downview Road
Yapton
West Sussex
BN18 0HL

Your Ref: OWPC1685
Our Ref: Y/99/13/ 19-11-2013
Please ask for:
Mr C Cronin

2nd January 2014

Dear Sir/Madam

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

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

Thank you for your internet representation made on 26th December 2013 which has been recorded as '**an objection**' with the comments as follows:

- a) The site is Grade 1 arable land and building on it will destroy highly productive farmland. We are going to need this land in the future to help provide food for an already growing population.*
- b) The roads by the site already suffer from a lot of standing water following heavy rain. Building houses on the land will only make the problems worse.*
- c) The Yapton neighbourhood plan accomodates the village's housing requirements for the next 15 years and this site has never been put forward for genuine full Community consideration.*
- d) The village of Yapton has a fairly limited range of facilities and the immediate vicinity is not an area of high housing needs and offers no employment provision.*
- e) The proposal fails to integrate seamlessly with the surrounding area.*
- f) The site is adjacent to the St Mary's Conservation area and fails to enrich or enhance this designation.*
- g) The site has no existing vehicular access points onto North End Road or Ford Lane, both of which are small rural B roads already nearing over capacity with flow problems generated by North End level crossing.*
- h) The 2012 SHLAA already identifies sufficient land allocations both within and outside settlement areas which are of lesser environmental value and/or brownfield land.*
- i) The site disregards the findings of the 2009 OPTIONS FOR GROWTH*

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