

Sarah Napper
2, Park Cottages,
North End Road
Yapton
West Sussex
BN18 0DT

Your Ref: OWPC1700
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 1st January 2014 which has been recorded as '**an objection**' with the comments as follows:

I feel strongly that this site should NOT be approved because:

It is Grade 1 arable land, and has always been highly productive for crops such as wheat, potatoes, peas. This country has had to IMPORT wheat in 2013, which strongly suggests that we should keep as much of our valuable arable land as possible. Build on it now and it will be lost forever.

This proposal would have a negative impact on the character of the conservation area in St Mary's Meadow and Church Lane.

This is a flood plain, and already under stress to deal with excess rainfall as we are currently seeing. Concrete it over and this will add further pressure on other open areas to absorb excess waters, potentially causing flooding on roads and possibly affecting the railway to the north of the site.

St Mary's Church had an application for an extension to its graveyard turned down due to a high water table in that vicinity, which is next to part of Y/22/13.

Yapton has its own neighbourhood plan, which has already identified sites for construction of the Government requirement for housing in the village over the next 15 years.

A development of this size will impact adversely on roads, schools and services and local infrastructure. The 2013 Sustainability Assessment paper concluded that the area is poor in infrastructure, local facilities, employment and highly sensitive on ecological grounds.

Network Rail do not support the application.

Arun District Council lists on its own website that it is a KEY OBJECTIVE to minimise greenfield development by utilising existing empty properties in its area, stating at 1st July 2013 there were 653 such empty properties in the district.

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