

Mr S.C Spencer
4 The Poplars
Church Road
Yapton
West Sussex
BN18 0EQ

Your Ref: OWPC1702

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:

1st January 2013

Dear Mr C Cronin

RE: Planning reference Y/99/13

Proposed housing estate of 250 units adjoining St Mary's Church, Yapton

The purpose of this letter is to express the strongest possible objection to this proposal, which would destroy our village. There are many reasons but in this letter I will list only the following:

- 1. To allow the proposal to proceed drives a cart and horses through the democratic planning process laid down by the National Planning Policy Framework and all the good work done by Arun DC and by the Yapton Neighbourhood Planning Group. The developer has bypassed the latter and has not conducted a proper consultation with the village. There is no current or anticipated need for 250 houses, as is confirmed by Arun District Council's proposal for 100 homes in 20 years for the emerging Local Plan.*
- 2. I am told that Arun District Council's Options for Growth concluded "The village itself has a fairly limited range of facilities and the immediate vicinity is not an area of high housing need and offers little availability of employment provision. Much of the surrounding landscape is relatively sensitive to change and there are areas of flood risk- - .The area was not considered suitable for major development- .."*
- 3. The proposed development will greatly increase the flow of traffic, which is already highly congested in the area of the school. The level crossing already involves unacceptable delays. The proposed exit into Ford Lane would be highly problematic, given the narrow and twisting state of this unclassified lane.*
- 4. The proposed housing estate would increase the population of Yapton at a stroke by close to 20%, on top of the increase resulting from the many houses currently approved. The impact on the already stretched infrastructure would be unacceptable. I cannot*

imagine that a development on this scale could provide sufficient funds to overcome this problem, and I have been told that, both in the 2012 SHLAA and recently agreed Arun District Planning Policy it was accepted that land forming part of the previous proposals for the Ford Eco Town could not be developed piecemeal, since it would not be sustainable in terms of infrastructure, employment and community facilities.

5. The proposed housing estate would adjoin the Grade 1 listed Mediaeval church of St Mary's, the four grade 2 listed houses in Church Lane and the Conservation Area, and, so far from conserving and enhancing heritage assets, it will severely impact them and spoil the beautiful views across the floodplain to the Southdown's National Park, Arundel and Arundel Cathedral.. It would never form an integral part of the village, lying as it would beyond the natural boundary of the village. The 2009 SHLAA considered greenfield land to the East of Orchard business Park (which adjoins the eastern end of the proposed development area) and concluded " - Given its proximity to the Conservation area- ..and its proximity to well used rights of way, is not considered suitable for development." The remaining parts of the currently proposed development site are even closer to the Church and Conservation Area, and the rights of way would lose much of their amenity for dog-walkers, ramblers and others.

6. It is outrageous and unacceptable the developer should want to use grade 1 agricultural land to build a housing estate at a time when the country imports 40% of its food. This is the last type of land to use, and our Neighbourhood Plan, which is virtually complete, is based on smaller, more appropriate developments on land of lower categories, which can be assimilated naturally into our Village.

Yours Sincerely,

Mr S.C Spencer

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