

Jon McClelland
Singamari
Church Lane
Yapton, Arundel
BN18 0EH

Your Ref: OWPC1719
Our Ref: Y/99/13/ 19-11-2013
Please ask for:
Mr C Cronin

6th 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 4th January 2014 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir/Madam

Ref : Planning application Y/99/13

*I am writing to confirm my strong objection.
The Yapton Neighbourhood plan, which is in agreement with local residents accommodates the villages's housing need for the next 15 years. This site has never been put forward for genuine full community consideration.*

How can this proposed development of building upon grade 1 agricultural land even be contemplated when as a country we are trying to reduce imports of foreign food?

The sustainability report (2012/13) found this area to have poor infrastructure, nothing has changed since then.

The land acts as a flood plain and the way the weather is going surely we need to keep flood plains as flood plains not build houses on them.

The site has no existing vehicular access onto North End Road or Ford Lane, these are both already extremely busy roads particularly at school times.

The site is adjacent to the St Mary's Conservation area, and will no way enhance or positively contribute to the established pattern of development in the North East of the village.

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.

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 to 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