

Robert Parry
25 St Marys Meadow
Yapton
BN18 0EE

Your Ref: OWPC1732
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 5th January 2014 which has been recorded as '**an objection**' with the comments as follows:

*25 St Marys Meadow
Yapton
West Sussex
BN18 0EE*

*Mr Cronin
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN18 5LF*

*Dear Sir,
Planning reference Y/99/13
Proposed housing estate of 250 units adjoining St Mary's Church, Yapton*

We are writing to strongly protest about this planning submission and provide our areas of concern based on the following objections:

1. The housing estate proposal is outside the village boundary, in an area previously proposed for building as the Ford Eco Town. We understand that the Council policy (2012 SHLAA and ADC Cabinet 2013) and the recently agreed Arun District Planning Policy, that accepted the 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

2. The infrastructure in Yapton cannot sustain the vast huge influx of people, children and cars and places huge environmental pressures on this small village. The local streets, schools, doctors' surgeries, at the present population levels, cannot cope, let alone a further 500 plus people living in the area. The rough estimate of an additional 500 cars arising from residents of the estate would cause catastrophic traffic jams through the village, their vehicles would exit via Ford Lane into North End Road where there is already

dreadful traffic jams at the school and add increased danger to the children during school times. How would the local area cope with such an influx of vehicles, not only passing through but attempting to park there as well? Let alone the resulting mayhem with parking at Barnham Station or driving through Barnham.

3. There is no need for further housing on this scale, on top of all the development currently approved for Yapton. It makes a mockery of the work done to date by Arun D.C. to identify the right number of houses to be developed in Yapton under the Local Plan and the work done by the Yapton Neighbourhood Planning Group to find suitable sites. The fact is that the need for new homes can be met using land of lesser environment value or brownfield sites.

4. It would be better to support Yapton Neighbourhood Plan Objectives. Thereby encouraging small-scale developments that are sympathetic to their surroundings and safeguard our village identity using lesser environmental value or brownfield sites, thus enabling a sustainable environmental living model for the area, that could be a benchmark for other councils to adopt.

5. They intend to build a tightly packed housing estate right next to our historic St. Mary's Church and our designated Conservation Area. Build over land where there are well-used rights of way, where the surrounding landscape is relatively sensitive to change and there are areas of flood risk. Totally ignoring St Mary's conservation area.

6. We wish to state that we agree with all the points raised in the NoYap-town Campaign.

Yours faithfully,

*Robert Parry (Mr)
Kim Parry (Mrs)*

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