

Robina Every
3 Dolphin Lodge
Grand Avenue
Worthing
BN11 5AL

Your Ref: OWPC1714
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 3rd January 2014 which has been recorded as '**an objection**' with the comments as follows:

I am writing to voice my objections to the above Planning Application.

The Government has made it very clear that Greenfield sites should only be used for development if there are no Brownfield sites available. This is not the case in this area, and the destruction of highly productive grade 1 farmland cannot be justified.

The character of Church Road and St Mary's Church, designated a conservation area with buildings steeped in history, will be adversely effected by this development. There will be an increase in traffic with resultant wear on these old houses.

I understand that in 2012 a Sustainability Assessment paper concluded this area had a poor infrastructure, local facilities and low employment opportunities. Nothing has changed since then so why should this large development be considered now?

The Yapton Neighbourhood Plan suggests adequate housing increases for the next 15 years without utilising this site. The Community should be listened to.

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