

Mr J McClelland
29 Craigweil Lane
Aldwick
Bognor Regis
PO21 4AN

Your Ref: OWPC1763
Our Ref: Y/99/13/ 19-11-2013
Please ask for:
Mr C Cronin

9th 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 8th January 2014 which has been recorded as '**an objection**' with the comments as follows:

I am strongly objecting to this planning application for the following reasons;

Firstly, I am astonished that the proposed development is to be built on grade one agricultural land which is limited in this country and is used annually to grow valuable crops for a Country that is lacking in producing its own produce.

Yapton has not been earmarked for high housing need and the Yapton Neighbourhood Plan caters for the Village's housing requirement. This site has never been proposed for development and is not within the Yapton Neighbourhood Plan.

The proposed mass development fails to integrate seamlessly with the surrounding area. It is totally out of context to the conservation area and will push the infrastructure of the Village to absolute breaking point. The proposed development would dramatically increase the population of Yapton.

Both North End Road and Ford Lane are hugely busy roads, especially during school pick up and drop off times. With the proposed development having vehicular access on to Ford Lane, this will cause chaos and long tail backs at the train crossing, tailing back towards Yapton school making it near impossible to get out of Church Lane onto North End Road or to drive North on North End Road towards the A27 during school drop off and pick up times.

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 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