

Mr Paul Every
68 Lincoln Avenue
Rose Green
Bognor Regis
West Sussex
PO21 3EW

Your Ref: OWPC1762

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 strongly object to this planning application.

The proposed area is grade one agricultural land which is currently used to grow crops for a Country that is becoming more and more dependent on importing produce. How can we be prepared to pave over this valuable land and build 250 houses upon it.

Yapton and neighbouring Arundel already struggle with traffic demand and this proposed development will only enhance the existing issue. Likewise the infrastructure will not cope with an additional 250 houses. The Yapton Neighbourhood Plan fulfils the Village's housing requirement with smaller developments that Yapton's infrastructure could cope with, so why would we agree to a huge development in a Village that could not cope with it.

The area is already at risk of flooding and this major development can only make it worse. There is no benefit to the Village of this development and it is absolutely out of scale for the Village.

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