

Eric Wilson
Park House
Church Lane
Yapton
West Sussex
BN18 0EH

Your Ref: OWPC1777
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 9th January 2014 which has been recorded as '**an objection**' with the comments as follows:

Dear Mr Cronin,

I would like to object to this Application for the following reasons:

- 1. The site is outside of the village boundary and is currently Greenfield Grade 1 Arable Land. This would be destroyed, and the farmland would never be recovered, nor would the footpaths, all of which are extensively used by local residents.*
- 2. The site is immediately adjacent to the local conservation areas. The building of up to 250 houses would permanently destroy the character and setting of both the St Mary's Church and Church Road conservation areas.*
- 3. The site is not sustainable. The 2013 Sustainability assessment paper concludes that this area is poor in terms of infrastructure, local facilities, and employment, and is highly sensitive on ecological grounds due to its open landscape. An additional 250 houses, with the possibility of more to follow, would totally overload the already struggling local amenities.*
- 4. Yapton is currently a small village, and the additional 250 new houses would completely change its character. The road system is already crowded and busy, and would not cope with the additional traffic.*
- 5. Yapton Neighbourhood Plan already accomodates the village's housing for the next 15 years. There is neither a need nor a requirement for these additional houses to be built.*
- 6. If this application was granted, it would be the thin end of the wedge. There is little doubt that local landowners would make similar applications with a view to profit, and would use this application as a precedent. This could rapidly lead to Yapton growing beyond all recognition, exacerbating all the objections listed above, and would amount to the creation by stealth of the previously proposed Ford eco town.*

I would urge you to refuse this application, as the building of the extra housing proposed, and that which would likely follow, would completely and irrevocably change the nature and character of the area. Yapton residents have chosen to live in a village, not a town, and it not right that such a fundamental change be made to their lives, without their approval, when the motivation is purely financial of the part of the landowner, as opposed to meeting a genuine need for the area.

Yours Sincerely
Eric Wilson

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