

Mr R.E. and Mrs J.A.Sykes
Warmere, Church Road
Yapton
Arundel
West Sussex
BN18 0ER

Your Ref: OWPC1783
Our Ref: Y/99/13/ 19-11-2013
Please ask for:
Mr C Cronin

10th 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 10th January 2014 which has been recorded as '**an objection**' with the comments as follows:

Grade 1 Arable land should not be built on. If the farmer does not wish to farm it, others may wish to. Farmers are custodians of the land for future generations to provide food. Yapton Neighbourhood Plan provides for sufficient housing for the next 15 years on small plots.

Yapton is a small rural village with extensive views to Arundel and the South Downs National park. 250 houses with at least one car per household and possibly 1000 extra people in the village would destroy the rural aspect.

Yapton does not have any employment for these extra people nor schools, shops and roads.

The area frequently floods; along Ford Lane, outside the school and along North End Road.

Ford Lane already has many very large vehicles, no pavement and no lighting making it dangerous to cycle, and even more dangerous to walk, with or without small children.

The development is somewhat detached from the village centre, and will not enhance but ultimately destroy the St. Mary's Church Conservation Area.

Arun DC 2013 Sustainability assessment of the area found it to be unsustainable.

The traffic along Church Road and Church Lane is already excessive along a rural road with no pavement along large stretches of it.

Providing a park is not a substitute for open fields for wildlife, and people.

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