

Helen Button
Long BArn
Bilsham Lane
Yapton
w sussex
BN18 0JX

Your Ref: OWPC1798
Our Ref: Y/99/13/ 19-11-2013
Please ask for:
Mr C Cronin

14th 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 13th January 2014 which has been recorded as '**an objection**' with the comments as follows:

My objections are as follows:

The site fails to comply with either saved Local planning policy or National Planning policy and ignores the findings of both the Options for growth 2009 and the 2009 2012 SHLAAs.

The site also lies outside the clearly defined north eastern settlement boundary.

The site is currently used as prime agricultural land which is highly productive and versatile. The site is adjacent to the St Mary's Conservation area and fails to enrich or enhance this designation.

The site has no existing vehicular access points onto North End Road or Ford Lane, both small rural B roads nearing capacity over capacity and with flow problems generated by the North End level crossing.

Allocations within Yapton identify a total of 587 units on sites outside the settlement areas which are lesser environmental value and or brown field land.

Finally 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. Piece meal development within this site will fail to be sustainable in terms of infrastructure, employment and community facilities for a 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