

Marcus Hull
Redstone
South Yard, Ford Lane
Yapton
West Sussex
BN18 0DF

Your Ref: OWPC1813
Our Ref: Y/99/13/ 19-11-2013
Please ask for:
Mr C Cronin

15th 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 14th January 2014 which has been recorded as '**an objection**' with the comments as follows:

A definite, firm objection. As a local business owner, in Ford Lane, I can only see how detrimental added development would be to the area, the roads (Ford Lane & North End Road) and, indeed, the whole of Yapton. To cope with added traffic, particularly at peak times, the whole road system in the area would need developing. A detailed and thorough analysis of this proposal would reveal:-

- 1.) This is prime agricultural land and should be used for that purpose.*
- 2.) This rural location is already at capacity in terms of road users.*
- 3.) A development of this size does not hold together cohesively with the rest of the local area.*
- 4.) There is a clear lack of local shops and facilities for an added influx of local residents.*

Lastly, the planning application yellow notice should have been placed in Ford Lane, not in Church Lane, which has no relevance to the application!

This application clearly has to be refused.

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