

Paul Walker
Church House
Church Lane
Yapton
BN18 0EH

Your Ref: OWPC1821
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 15th January 2014 which has been recorded as '**an objection**' with the comments as follows:

I am deeply concerned that the proposed development would be a disaster for the village of Yapton and the surrounding area. There are a number of reasons for this.

- 1. Church Lane, which effectively adjoins the site, has suffered from flooding for a number of years. The cellar of my house floods on an almost weekly basis during the winter months. The effect of the proposed building would be to worsen the flooding.*
- 2. Other roads, including North End Road (at the railway crossing in particular), suffer from flooding and congestion. These problems will be multiplied should the proposal be allowed.*
- 3. The site does not comply with either saved local planning policy or national planning policy.*
- 4. The site does not take on board the findings of the Options for Growth 2009 and the 2009 2012 SHLAAs.*
- 5. The proposed site is next to the St Mary's conservation area. This is an area of unusual beauty and character. The whole nature of the area would be transformed, much to its detriment. The proposed housing plots take no account of this aspect. Once undertaken the work would change the village forever.*
- 6. The present use of the site is agricultural land. My understanding is that the land is highly productive and versatile in this respect. Once built upon this crucial and important role in the natural production of food for the area and country will be lost forever.*
- 7. The proposal is wholly unsustainable in respect of schools, medical care and transport links (both public and private).*
- 8. There are many other sites, including those identified in the 2012 SHLAA, which would be far better suited to a development on this scale.*

I would be grateful if my comments could be considered in respect of this application.

Paul Walker

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