

Andrew Green
Plovers, Church Road
Yapton
Arundel
West Sussex
BN180EW

Your Ref: OWPC1845
Our Ref: Y/99/13/ 19-11-2013
Please ask for:
Mr C Cronin

16th 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 wish to register my strong objections to the above proposal on the following grounds:

- 1. While I accept the need to build additional housing, the proposal in this case is for too many houses in too small an area. Quite simply, the plan makes proposals for a housing development which is too dense.*
- 2. The proposal is contrary to the agreed Yapton Neighbourhood Plan which provides for sufficient housing development within the village.*
- 3. The Proposal identifies houses to be built on greenfield grade 1 arable land which includes public footpaths and rights of way.*
- 4. The proposed site is adjacent to the Yapton conservation area which will inevitably impact on the character and setting of the Church and surrounding area.*
- 5. Although comprehensive, the transport assessment submitted by the applicant is nonsense. Common sense dictates that the number of vehicles owned and generated by a development of 250 houses is vastly underestimated. Again a modicum of sense would indicate that every house would have at least 2 cars and would generate closer to 1000 movements per day at peak times, considerably more than that suggested in the assessment.*
- 6. The existing road network surrounding the site is insufficient to accommodate the increased traffic from the site. Yapton Road is plagued by HGVs from Ford Lane and Lake Lane, the majority of which are arguably too large for the narrow road. The road is poorly maintained and suffers closures during the winter weather; it is arguably not suitable for the current density of traffic. This situation would be severely compounded by a large amount of additional traffic.*
- 7. The traffic assessment makes light of the impact of the Ford Road level crossing which generates long queues at peak times as far back as the junction with Ford Lane and Ford Road.*
- 8. Facilities in the immediate local area and the village are insufficient - school, shop etc.*
- 8. This application should be seen in the same light as the application for the Ford eco-town, the aims of which are trying to be achieved by stealth.*

I urge Arun Council to reject this application on the grounds that it will destroy the character of the village of yapton, is not required in accordance with the Neighbourhood Plan and represents financial speculation on behalf of the proposer who does not have the best interests of the community at heart. Further, this site has never been put forward for full and genuine community consideration.

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