

Russell & Beccy Wickland
7 Glenway
Bognor Regis
West Sussex
PO22 8BU

Your Ref: OWPC1852

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:

Dear Sir

As regular visitors to Yapton, we are appalled at the proposition put forward in this application Y/99/13.

The current infrastructure of Yapton would never cope for the following reasons:-

- 1.) The North End Road and Ford Road level crossings already cause significant delays to road users.*
- 2.) North End Road, due to the current parking arrangements by the School, has effectively become a one way street, as it is.*
- 3.) There is insufficient capacity in the sewerage system to sustain so many more dwellings.*
- 4.) The facilities and shops in Yapton barely allow for the present residents, let alone several hundred more.*

It is clear that the UK relies on agriculture. This area is prime agricultural land and should be used for this purpose and nothing else.

An added development of this size and nature would badly affect the value of the properties in the whole local area.

Lastly, this site borders a conservation area - this should certainly be respected.

A clear breach of sensible planning - there is no other option for the Council but refusal.

Yours faithfully

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