

Allen Misselbrook
'Walene'
Bilsham Road
Yapton
Near Arundel
BN180JN

Your Ref: OWPC1857
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 16th January 2014 which has been recorded as '**an objection**' with the comments as follows:

I most strongly object to the Planning application Y/99/13 to build 250 houses to the north of Yapton for the following reasons.

The facilities available to the village, as identified in the Councils 2009 Options For Growth, ie. medical, education and public transport etc. are very limited. The introduction of another 250 dwellings on top of those already granted planning permission will overwhelm them. The report also highlights the lack of employment opportunities and that the area is not suited for large development.

The settlement boundary in the area is clearly defined and this development is situated outside of this line located as it is on prime agricultural land fully utilized in growing cereals and other crops. Its location is adjacent to a Conservation Area and the old village centre including the ancient church. A development of this magnitude would totally destroy the character of this part of the village.

Access to the estate would have to be via North End Road or Ford Lane, both of which are 'B' roads which are at times extremely busy and already experience problems due to the close proximity of Yapton school and the Railway Crossing. A development of this size could easily generate another 400 vehicles to add to the congestion along with the vehicles required to service the day to day needs of this number of homes.

The Local Plan instigated by the Government, which when finally implemented by ADC calls for a quota of 100 houses to be built in Yapton over the next 15 years or so. Yapton's Neighbourhood Planning Committee, after extensive consultation with the village inhabitants, have identified sites which cater for more than the number required in sustainable small developments which would have far less impact on the village's character.

Finally, it appears that the site falls inside part of the SHLAA 2012 Site 71 - Ford Eco Town. It is my understanding that ADC Planning Policy and the 2012 SHLAA states that site 71 should be treated as a single site for development, not broken up piecemeal.

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