

Paul Myers
3 West View Drive
Yapton
Arundel
West Sussex
BN18 0JR

Your Ref: OWPC1858
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:

YAPTON NEIGHBOURHOOD PLAN accomadates for the village's housing need for the future. This site is additional to and has not been assessed for the village's need.

YAPTON IS A SMALL RURAL VILLAGE 250 houses will significantly change the character of the village placing even more strain on its limited facilities, e.g. schools, health, roads, sewage flooding and traffic (noise, pollution)

YAPTON'S ROAD NETWORK IS AT BREAKING POINT the scheme directs all traffic onto Ford Lane a small unclassified rural lane with a busy junction onto North End Road.

THE SITE IS UNSUSTAINABLE Arun DC 2013 sustainability assessment of the area found it to be unsustainable.

GRADE 1 ARABLE GREEN FIELD LAND should only be considered as a very last resort for housing, with the country importing more and more food this seems absurd.

THESE EXPOSED FIELDS FORM AN IMPORTANT SETTING TO ST MARY'S CHURCH's CONSERVATION AREA should be retained as an open area.

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 permisison 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