

Keith Napper
2 Park Cottages
North End Road
Yapton
West Sussex
BN18 0DT

Your Ref: OWPC1869
Our Ref: Y/99/13/ 19-11-2013
Please ask for:
Mr C Cronin

20th 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 19th January 2014 which has been recorded as '**an objection**' with the comments as follows:

I strongly OBJECT to this planning application [Y/99/13] for 250 new houses being build on Grade 1 highly productive agricultural land, with extensive network of well used footpaths crossing it.

The building of 250 new houses on this site will destroy, both the setting and the character of the conservation areas of Church Road and the church of of Saxon origin, St.Mary's.

The site is not sustainable , because of the poor infrastructure and local facilities. Firstly the roads, Ford Lane, up until the 1960's, was little more than a single track lane, but with the coming of the Blockworks on the Airfield, and other large businesses within the area, with the goings and comings of large lorries the road has become wider, with the verges of the carriageway being worn slowly away by the said vehicals, the road is tarred and chipped every two or three years, straight on top of the flatten verges, hence the massive potholes, alongside the road, due to improper construction. The surface water drainage is virtually non existant, with just a few isolated, and unkept soakaways, which only work if the water table is low enough, hence the constant flooding of the lane. North End Road, this has now become a rat run from the A27 to the A259, it has a 30 MPH restriction on it from the railway crossing, down through to the village centre, but this is often ignored, by all vehicals, including HGV's, with speeds in excess of 40 or 50 MPH, and with the extra traffic from the proposed site, it would increase the chances of further accidents at the junction of North End Road and Ford Lane.

Drainage, are all new dwellings not subject to to a process called SUDS, which the surface waters from the these new dwellings would be either stored underground in vast tanks, on a field with a very high water table or piped away into already over burden stormdrains, which I would like to say, during the recent wet spell of weather, the water pressure was such in these drains, it was coming out of the key holes in the manhole covers, to a height of 5 or 6 inches, and flooding onto the roads. Our school would be far to small for requirements, if the proposed development went ahead.

Another 250 houses in our village, would be a huge "BLOT ON THE LANDSCAPE", causing untold stress to our very limited facilities and congested roads.

As a village we have "The Yapton Neighbourhood Plan", which accomodates the village's housing requirements for the next 15 years, and this site has never been put forward for full community consideration.

The eco-town failed, so please do not let it be built bit by bit, there is a global food shortage, how immoral would it be to build on Grade 1 agricultural land.

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