

david towner
2 church cottages
church road
yapton
yapton
bn180ej

Your Ref: OWPC1871

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:

To whom it may concern,

Please accept this email as my objection to the above mentioned development.

Firstly I accept the need for additional housing but the size of this proposal does not adhere to the national planning framework which sets out planning permission for sustainable development must be granted unless the benefits are significantly outweighed by any adverse impact, which a development of this size will have nothing but a detrimental effect on the village, namely the very nature of a village will no longer exist, the infrastructure is not in place to cope with a development of this size and the landscape will be destroyed.

Also worth mentioning is that a new development is already underway in Yapton, therefore residents have endured their fair share of developments in the village.

The planning application has completely bypassed the Yapton neighbourhood planning committee which was formed to deal fairly with such issues and consult local residents.

The response from residents clearly demonstrates that residents object to this development and these opinions should be taken into full consideration.

Kind regards

David

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