victoria newman
church farm house, church lane Yapton

BN18 0EP

Your Ref: OWPC1940
Our Ref: Y/99/13/ *19-11-2013*
Please ask for:
Mr C Cronin

29th 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 28th January 2014 which has been recorded as '**an objection**' with the comments as follows:

> *The application appears premature, lacking in detail with important omissions, and with insufficient consultation with local residents along with a total disregard to both emerging Local Plan Policy and the Yapton Neighbourhood Plan. The NPPF states that the presumption in favour of sustainable development only applies where the benefits demonstrably outweigh any adverse impacts. This outline application clearly fails to demonstrate any tangible benefit to the Community or surrounding landscape having many 'dis-benefits' which substantially outweigh any suggested benefits within the application.the St Mary's Park proposal for 250 houses should be refused on grounds of having a significant and demonstrably adverse impact on the nature and character of the St Mary's Conservation Area, Yapton village and its rural setting south of the South Downs and Arundel. The proposal is too large and would have a detrimental impact on the locality, harming the character and value of the countryside which is identified as having negligible-to-low capacity to accommodate new housing in ADC's 2013 SA.The introduction of built form beyond the existing St Mary's Church Conservation Area would therefore represent an inappropriate incursion into the countryside which would be visually isolated from and fail to relate to the existing natural settlement boundary of Yapton. The proposal would involve the loss of open land that would erode, to its detriment, the relationship between the Conservation Area, its listed buildings and the surrounding landscape, affecting the ability to appreciate and understand its historic development. Part of the rural quality would be lost to the detriment of the character and appearance of the Conservation Area when experienced from both within and around the locality.*
> *This application should therefore be refused.*

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