

Mrs T Spencer
4 The Poplars
Church Road
Yapton
West Sussex
BN18 0EQ

Your Ref: OWPC1956

Our Ref: Y/99/13/

19-11-2013

Please ask for:

Mr C Cronin

30th 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 29th January 2014 which has been recorded as '**an objection**' with the comments as follows:

*Mrs T Spencer
4 The Poplars
Church Road
Yapton
Arundel
West Sussex
BN18 0EQ
29th January 2014*

*Mr Cronin
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF*

Dear Mr Cronin

Planning Application Reference Y/99/13

Proposed housing estate of 250 units adjoining St Mary's Church, Yapton

I share the extreme concern felt by so many people in and around Yapton regarding this proposal. I believe it would be the end of our village and a catalyst for further sprawl, and those who lived there would never be part of the community, located in a housing estate outside the natural boundary of the village.

There does not seem to be any great demand for housing in Yapton, and people should be housed where there is work. I doubt if the village infrastructure could begin to cope with

such a big increase in population. North End Road cannot cope with the traffic created by the school. The situation is already dangerous. Long queues form at the railway crossing. Ford Lane is just that - a narrow, windy lane and totally unsuited to become an exit for a housing estate of this size.

And it is just plain wrong to put a housing estate next door to the Grade 1 listed mediaeval church of St Mary's and one of Yapton's two conservation areas, not to mention the four listed houses in Church Lane. The views of the South Downs National Park, Arundel and Arundel Cathedral will be destroyed and the footpaths through the fields will lose their amenity and become just a part of housing estate.

It is simply unacceptable to build on this area of Grade 1 land. Surely that should be the last category of land to be taken. This country imports 40% of its food!

Yours faithfully

Mrs Spencer

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