

Mrs C Faulkner
6 The Poplars
Church Road
Yapton
West Sussex
BN180EQ

Your Ref: OWPC1962

Our Ref: Y/99/13/

19-11-2013

Please ask for:

Mr C Cronin

31st 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 30th January 2014 which has been recorded as '**an objection**' with the comments as follows:

This proposal will have a major impact on the character and setting of the St Mary's Church Conservation Area. The views both into and out of the Conservation Area are an important feature.

The Application is not included in the emerging Local Plan or Neighbourhood Plan.

The local community have already allocated one hundred and twenty homes in the emerging Neighbourhood Plan. Yapton has therefore exceeded their designated Parish allocation of one hundred homes contained in the emerging ADC Local Plan.

It is part of ADC SHLAA site 71 Ford Eco Town which was only intended for consideration as one large site so that the area could benefit from provision of new and improved infrastructure.

ADC have a housing land supply of 5.34 years which is in accordance with the requirements of the NPPF.

It would involve the use of Grade one agricultural land currently in use for crop production.

There are few, if any employment opportunities in Yapton which means residents of the proposed development will have to travel to areas of employment. Due to the limited half hourly bus service most people will travel by car for convenience to reach their place of employment or Barnham railway station. The station car park has already reached capacity even with a recent extension and there are limited opportunities to park on local roads. The development is therefore unsustainable from a transport point of view.

Access to the A27 is via Ford railway crossing which causes regular delays to road vehicles. The other access to the A27 involves Yapton railway crossing which has serious safety issues for both road vehicles and trains. WSCC are aware of the limitations.

The local primary school will reach capacity in 2017 and this will increase the need to travel by car to alternative schools.

I therefore feel that this opportunistic application should be rejected.

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