

Mr Michael Morrison
40 Downview Road
Yapton
Arundel
West Sussex
BN18 0HJ

Your Ref: OWPC1964

Our Ref: Y/99/13/

19-11-2013

Please ask for:

Mr C Cronin

3rd February 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 31st January 2014 which has been recorded as '**an objection**' with the comments as follows:

I object to this application for the following reasons: (1) This land is class 1 agricultural land and is currently in use producing food for the country. (2) Yapton and Ford are currently expanding too rapidly as there are a large number of approved developments either being constructed or awaiting construction. The likely adverse impact of these on local amenities is yet to be felt and the long-term consequences of these should be monitored before proceeding. (3) Yapton has already been overdeveloped and the focus should now shift to other less developed villages in the vicinity such as (but not exclusively) Walberton which has had almost no recent developments but is closer to the A27. (4) This proposal in its current form could result in the whole of the area within this application being developed if no body has the ability to adopt and manage the proposed free space. If that were to happen then the end result could be quite different to a better planned future use of the whole area.

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