

Sharon Heaver
Harpree Cottage

Arundel
BN18 0DS

Your Ref: OWPC1971

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 am writing to object to the proposed development on the land North of Church Lane Yapton by landowner Langmead.

This is prime agricultural land and this proposed development should be rejected on that point alone, however there are other issues of concern

There is enough brownfield land in the South of England to build 750,000 houses, Construction firms are currently sitting on their land-banks of brownfield sites as it is easier and less costly to build on greenfield land.

Currently, there are only four families on the waiting list for houses in the Yapton area.

The roads are unable to take further traffic and the subsequent damage will have to be paid for by the local council. This is an already heavily congested area, the village already has over 200 houses in the pipeline waiting to be built and another 250 would bring a possible 400 vehicles to an already overloaded infrastructure. This is an unacceptably dangerous level.

The area is prone to flooding which will be aggravated by further building. The drainage system is already utterly inadequate. Generally, the infrastructure cannot support such a large-scale development.

While the proposed area includes the "sweetener" of green public areas, in reality theses areas will not be maintained by the developers which means that either the local council will have to meet these costs or the land will be most likely be developed at a later time.

The only people to benefit from this proposal are the landowner and the property developers. The overall opinion within the community is that is is neither required nor wanted.

Above all, the environmental impact is something that needs to be seriously considered.

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