

R. White
28 Downview Close
Yapton
Arundel
- Non US -
BN18 0LD

Your Ref: OWPC1965
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:

Dear Mr Cronin,

As a long term resident of Yapton village I would like to register my strong objection to the above proposal on the following grounds: 1 : The fields on which the development is proposed is highly productive agricultural land and at a time when food production is becoming more important it should remain so. 2 : Access to and from the site is insufficient given the kind of traffic congestion that would be created on North End Road and the very narrow and winding Ford Lane. 3 : The area is at risk of flooding and as the current national and local situation has highlighted, this issue is only getting worse. Further large scale housing developments on this type of land will only create more problems. 4: The people of Yapton are developing a Neighbourhood Plan which aims to meet future housing requirements through small scale developments within the village while still protecting the villages feel and character. 5: The proposed development doesn't comply with either saved local planning policy or National Planning policy. Yours faithfully, R White

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