

Julie Bailey
5 Laburnum Cottages
Yapton
BN18 0DX

Your Ref: OWPC1966
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 strongly oppose this plan on the following grounds:

The Yapton Village proposed Housing Plan is not being adhered to as this planning is not part of that plan & thus contravening the national & local government's guidance on a village being responsible for it's own housing plans.

This application contravenes the preservation of Yapton's Conservation area and will cause destruction of mature trees & hedgerows. It will also destroy the historical area of Yapton as a high percentage of the village's Listed Buildings are within the Conservation Area. The Conservation Area is not being protected when new build that is out of keeping is permitted within the same area as Listed & older buildings.

The road access to this plan is unacceptable due to the high volumes of traffic already using Yapton as an A27/A259 intersection. (The ridiculous amount of building along the coast has caused an excessive amount of traffic passing through the village, together with heavy lorries accessing businesses in Ford and Littlehampton).

North End Road already has a dangerous traffic blocking problem 3 times a day with rush hour traffic, school parking, surgery parking & chemist parking, with a further 500+ cars (from 250 additional houses), North End Rd will be impassable.

Ford Lane has it's own dangers with bends and high volumes of HGV's using this as access to local industrial estates.

Both of these roads are B roads and are already carrying excessive volumes and sizes of vehicles that exceed the safety limits for pedestrians, cyclists and genuine village traffic.

Yapton is notorious for flooding (I have numerous pictures of proof), this land acts as a natural drainage area, build on this and you will promote increase flooding in further places in Yapton.

The noise, damage, danger & disturbance that the creation of this development will cause to the village roads and it's residence will be detrimental to road and pavement safety due to the excessive lorries accessing the site.

The land proposed for this development is productive farmland and thus should produce badly needed British food crops.

This farmland also provides animals, birds, insects, plants and trees with natural habitat.....no amount of 'park land' will provide this for the creatures and plants that are in danger of becoming extinct due to excessive building on areas of countryside.

Barn owls regularly quarter this land....they are a protected bird!

The creature or plant should not have to be protected to be respected....Arun CC should start standing up to the building requirements of our insane Government and protect our land....now I'm ranting!

The current plans of 'buffers' and 'park land' are indicating that the local council will eventually be responsible for the care and upkeep of this land, this will ultimately become an expensive responsibility to the villagers through additional council taxes.

The plans also allow for further building on the 'park land' in future years, thus creating even further unnecessary development in a 'village' that has no infrastructure, facilities, services or road system to accommodate housing and residence on this scale.

Employment in the area will not support additional residence to this extent, neither will the schools, doctors & hospitals. Yapton has a village infrastructure, services and support.

You are creating a social volcano by dictating that large amounts of people live in an area that will not support their social needs.

Yapton is a village, I have no desire to live in a town and if Arun District Council continue to destroy the countryside, build unnecessary housing and permit the building of unsightly housing that is not in keeping with the Conservation and Listed restraints, I will no longer be living here.

*Regards
Julie Bailey*

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