

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 1st February 2014 which has been recorded as '**an objection**' with the comments as follows:

Objections

1) *The site fails to comply with either saved local planning policy or National Planning policy and ignores the findings of both the Options for Growth 2009 and the 2009 2012 SHLAAs.*

2) *The site ignores the evidence base of the 2009 SHLAA when considering site 98 - Orchard Business Park and small field to the East of the employment area:*

a. *"..... The greenfield part of the site is not contained, given its close proximity to the Conservation Area just to the East and proximity to well-use rights of way, is not considered suitable for development. A well-designed scheme with a significant landscape component has the potential to improve the character of the existing employment site, although boundaries (particularly the Eastern part) should be defined by significant new native planting, the greenfield element would provide a suitable location for this to realise the full potential of the currently developed part." (page 310 22009 SHLAA Site ref 98)*

3) *The site disregards the findings of the 2009 OPTIONS FOR GROWTH*

a. *1.3.77. The council concluded in the Options for Growth document that Yapton is a large village offering a number of potential locations for expansion. The village is served by a regular bus-service (700) and is relatively close to both Bognor Regis and Littlehampton, although clearly separate from both. However... "the village itself has a fairly limited range of facilities and the immediate vicinity is not an area of high housing need and offers limited availability to employment provision. Much of the surrounding landscape is relatively sensitive to change and there are areas of flood risk. In terms of the limited range of facilities and landscape constraints, the area was not considered suitable for major development, although small-scale future provision to meet local needs was not ruled out."*

4) *The site lies outside the clearly-defined North Eastern settlement boundary.*

5) *The site is adjacent to the designated St. Mary's Conservation area and will be detrimental to its setting.*

6) *The proposed site is highly productive prime agricultural land. Environmentalists are predicting that changes of weather patterns due to climate-change may render large areas of farmland unusable globally. At a time when the Environment minister is encouraging crop-production in the UK, it is folly to build unnecessarily on agricultural land such as this.*

7) *The site plan proposes two vehicular access points into Ford Lane. This is a small and windy B-road that is already over-used as a "rat-run" between the A259 and the A27, as well as carrying all the local and industrial traffic. Given the absence of local employment opportunity, it follows that this development will be a "dormitory" town with a possible traffic movement of 250-500 cars at peak times and "school-runs." Ford Lane and up to the crossings in North End Road are already highly congested, and even a minor increase in traffic will worsen the situation to the point of dangerous gridlock.*

8) *The site falls within the designated SHLAA 2012 Site-71 - Ford Eco-Town, but does not form a comprehensive development of the whole site.*

Both the 2012 SHLAA and recent agreed interim Arun District Council Planning Policy confirm that site-71 must be treated as one comprehensive scheme in order to ensure adequate infrastructure benefits to enable the sustainability of the new settlement.

Piecemeal development within this site will fail to be sustainable in terms of infrastructure, employment and community facilities for the new settlement.

9) *Yapton already has plans in the pipeline for over 200 dwellings to be built. The effect on the infrastructure, services and the quality of life for Yapton residents of this excessive development is expected to be considerable. Any further large-scale development - such as the one being proposed - would make a difficult situation disastrous.*

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