

Stewart Kempself
Pernella
Bilsham Road
Yapton
BN18 0JN

Your Ref: OWPC17084
Our Ref: Y/92/17/OUT 15-12-2017
Please ask for:
Mr D Easton

30th January 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.

Land east of Drove Lane Yapton

Thank you for your internet representation made on 29th January 2018 which has been recorded as '**an objection**' with the comments as follows:

Objection to the Bilsham Road, Yapton planning applications (Y/91/17/out) (and the allied Drove Lane Y/92/17/out application)

The Bilsham Road and Drove Lane planning applications are poorly thought-through and inadequate in many respects. The applications simply do not address with the necessary care for the lives of existing Yapton residents, new incoming residents of the proposed houses, the national interest in having adequate agriculture, wildlife, the protecting the established character of the local area (which is precious to local residents if not to the developers).

The proposed developments will:

- 1. Destroy a significant area of very high-quality agricultural land. The United Kingdom is moving forwards into a new economic situation in which none of the old certainties can be relied upon. It is very clearly against the nation interest to destroy fertile land to build houses when much "brown field" land exists for housing. The Bilsham Road/Drove Lane planning applications are a text-book example of profiteering self-interest trumping the interest of the nation.*
- 2. The destruction of fields and hedgerows reduces the habitat for wildlife. The salami-slicing reductions in the land available to wildlife in and around Yapton have a massive cumulative effect. These two applications are deeply damaging to the wildlife of the area.*
- 3. The destruction of individual communities and the creation of an amorphous housing sprawl. The communities inland are village communities (Eastergate, Barnham, Yapton, & Ford) they have separate centres and distinct characters - and the people who live in them, for whom it is their home, like it that way because it sustains the communities who know each other and enjoy living together. The developments are a very unwelcome step towards an amorphous US ribbon-development sprawl.*
- 4. The combined "population shock" will cause suffering to existing and new residents. The combined effect of these developments will be a "population increase shock" - this is not organic growth. Yapton has never been a posh chocolate-box village and the people of Yapton are generally ordinary working folk who understand that the world does not stand still and that some change, including new homes for others, are necessary. However, the proposed Bilsham Road/Drove Lane developments abuse the good nature of the people of Yapton. These huge new developments will cause a sharp increase in the population without the facilities and infrastructure, or time, necessary for the happy assimilation of newcomers into the village. The end result will be a significantly worse way*

of life for the existing Yapton residents and entry into a fragmented and unhappy village for the new comers. All this is avoidable.

5. The developers making applications do not demonstrate a proper social responsibility. They seek to make large profits from land-use change and building houses in Yapton but they do not intend to put back into the communities from which they profit. Modern responsible businesses understand there needs to be a social contract between business and society. The proposed developments show no such care or responsibility - it is not acceptable to come, make a quick buck, and run away having made no contribution to the society that has been damaged and disadvantaged.

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

Neil Crowther
Group Head of Planning