

Mrs Jennifer Knight
8 Downview Close
Yapton
Nr Arundel
West Sussex
BN18 0LD

Your Ref: OWPC1695
Our Ref: Y/99/13/ 19-11-2013
Please ask for:
Mr C Cronin

2nd January 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 30th December 2013 which has been recorded as '**an objection**' with the comments as follows:

I strongly object to this application (Y/99/13) for several different reasons and wonder how you can even think about building on Grade 1 agricultural land when this country could do without more land taken away from producing crops. Also this land acts as a flood plain and allows water to soak away, build on it and it can only go somewhere else, like people's homes and businesses!!! I don't think anyone can deny the weather is getting wetter and will continue to do so through the coming years.

Roads through the village are bad enough now without adding more traffic to the already overburdened system, and where are the people going to work, don't tell me they will all jump on a train and head for the cities because we all know that is not going to happen. If people were queuing for homes in this area all the new houses built around Bognor would have all been snapped up, but they are not and many remain empty. WHY? BECAUSE PEOPLE CAN NOT AFFORD THEM BECAUSE THEY HAVE NO JOBS TO GO TO IN THE AREA.

How are the local facilities going to cope? Our Doctor's surgery is already running past capacity, or are you going to provide another surgery, extend local hospitals, no I think not. Where are the children going to go to school? Local schools are already full or have you got a new school you have already approved planning for? No I think not.

Are you going to provide a grant to local businesses so they can improve their services to accommodate the growing number of people or make sure the people building these homes provide services, I think not.

Facilities for the young of Yapton, yes we have a fantastic skate park, this is already heavily used by youngsters from outside the village. Yes we have a basketball pitch and a play area for the little ones, that is also well used as is the newly installed fitness area. Are the new homes going to provide proper play areas for the young? Again I think not.

I think these houses are nothing to do with homes needed in the area but all to do with financial gain for the few as none of the proposed developments include enough social/affordable housing for the people who have grown up in this village, people wishing to marry and stay in the area wanting their children to grow up here, PEOPLE WHO

GENUINELY WANT AND NEED TO STAY IN THE AREA. No the developers just want to drag more people in from outside that can afford to pay top notch for their home.

START THINKING ABOUT THE LOCAL PEOPLE AND WHAT THEY NEED, PEOPLE ALREADY IN THE AREA WHO HAVE JOBS AND PAY THEIR TAXES AND YOUR WAGES AND LESS ABOUT KEEPING LOCAL DEVELOPERS HAPPY FOR THEIR FINANCIAL GAIN.

Yours sincerely hoping you will see sense,

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