

Mrs S Trust
7 St Marys Meadow
Yapton
BN18 0EE

Your Ref: OWPC1740
Our Ref: Y/99/13/ 19-11-2013
Please ask for:
Mr C Cronin

7th 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 7th January 2014 which has been recorded as '**an objection**' with the comments as follows:

I write to strongly object to the above planning application on the following grounds.

- *Size of this development is not reflected in the current or anticipated need as dictated by Arun District Council proposal in the emerging Local Plan*
- *Loss of Premium Grade 1 agricultural land*
- *Lack of infrastructure to support the large number of additional households i.e. roads, sewers, drains, schools and doctor surgeries*
- *Increased risk of flooding*
- *Inappropriate population increase to a small rural community by approx 20%*

Work on The local Neighbourhood plan for Yapton is so very near to completion that I would hope that all planning applications are considered by the Planning Department with this framework in mind, as it will be impossible to undo and rectify the harm and impact that an oversized development would have in this area.

I fail to understand how a food producing landowner can be allowed to propose to build a housing development upon productive grade 1 agricultural land when our Country is unable to be self sufficient importing such a large amount of food which we should as a nation grow ourselves. I am disappointed from the lack of support from Government bodies i.e. Defra that there is not more stringent control to stop building on agricultural land.

The area proposed has already been declared unsuitable following the failed Eco Town application and as I understand this is highlighted in the Arun DC 2013 sustainability assessment. The road network in the immediate vicinity would not in my opinion support the increased traffic movements that any sizable development in this area would attract. The current drains/sewers are already struggling to cope with the present size of population and as I understand there are no plans to upgrade these pipes under this proposal. Currently the local Primary school and the doctor's surgeries are running at capacity with no plans as I understand to increase facilities.

Flooding is always a fear in any householders mind and with the recent spate of extreme stormy weather again we are reminded of the stupidity of building on known flood prone

areas. I understand that St Marys Church investigated the possibility in purchasing a small area of the fields in question a number of years ago with a view of extending their graveyard, as there is no existing capacity for new plots. It was decided that due to the height of the water table in these field following a survey that the idea of extending the graveyard was untenable. Surely with the amount of building work, concrete, paving and roadways this size of development would attract would dramatically increase the risk of flooding to surrounding properties as the water table is so high in this area.

I have been a resident of Yapton for over 20 years and of the many deciding factors of moving to this small rural community was not only the quick and easy access to beautiful countryside from anywhere in the village but that I would not be living in a town. With both my children growing up and attending the local primary school, using the local shops and being involved in various social activities over the years I feel a sense of belonging in a friendly and caring environment which has been important for our family. With the threat of 250 houses being proposed in addition to the current developments currently under construction fills me with a deep despair that the identity of our village will disappear as we become a small town or should I say Yap-Town.

I trust that you will take my objections into consideration when deciding on the fate of a small rural community and refuse this development.

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