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Your Ref: OWPC1910
Our Ref: Y/99/13/ 19-11-2013
Please ask for:
Mr C Cronin

23rd 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 22nd January 2014 which has been recorded as '**an objection**' with the comments as follows:

I am writing in objection to the proposed development at Y/99/13 for several reasons.

Firstly, it is ludicrous to even consider building on ANY farmland in this country, let alone Grade 1 arable farmland. The UK imports 40% of the total food consumed - to reduce the space for arable farming in the UK, regardless of plot size is irresponsible and unsustainable for the growing population. There are plenty of brown-field sites across the area which would be perfect for redevelopment and actually enhance the village rather than destroying the green fields which have bordered the village for centuries.

This leads me onto my second point, new developments are not in keeping with the village's character. Estates are not part of the way villages organically evolve and no matter how aesthetically sympathetic the proposed dwellings are to the existing area, they will not compliment or enhance this side of the village but dilute the village's historic charm and make it just like every other over-developed village.

More houses mean more people and Yapton simply cannot support a larger population. The school is full to capacity and more homes would certainly mean expansion of the school (onto more green fields) or potentially another school. The roads on a good day are busy, if each proposed new home had only one car that is another 250 vehicles in the area (even more if a household has more than one!) This will put further strain on the roads and create further safety issues by the school on North End Road.

The flooding that the local area has endured for many years will get worse if more development takes place. Yapton is at best cut off when the floods take hold - flooding at the railway gates, Lake Lane, at the junction of North End Road and on the double bends on the way to Barnham is common place now, not just 'one offs'. Water can be seen running off the surrounding fields because the ground is saturated. Sealing up more of the ground with urban sprawl will increase surface run off and increase the volume of water flooding the village. Maintaining the open fields and reinstating hedgerows and ditches can help to counter this issue, building on these fields will only increase the problem.

There is no denying that new homes need to be built to accommodate this country's growing population however this development is not at all necessary when the Yapton Neighbourhood Plan covers the village's housing requirement for the next fifteen years. I grew up in the village and spent 22 years enjoying the rural outskirts of the village and I know that to lose this to development will destroy the identity of the village.

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 to 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