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18th January 2021

Mr and Mrs Glass
Old School House
North End Road
Yapton
BN18 0DU

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: Y/146/20/RES
Site Address: Land at Street Buildings North End Road Yapton BN18 0DT
Description of works: Application for approval of reserved matters for the erection of 45 dwellings pursuant to Section 73 permission Y/13/18/PL (following the grant of outline planning permission Y/49/17/OUT) (resubmission following Y/39/20/RES). This application may affect the setting of a Listed Building.

Thank you for your internet representation made on 17th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32968

We would like to strongly object the proposals for this development. As local residents, we feel that our open green spaces, that symbolise the very essence of "village" living, are being gradually eroded by these piecemeal developments. When we moved to this semi-rural area, we knew that there were proposals for development, but accepted that a need for more housing would always be a reality, especially being south of the A27 corridor where an open field is an open target for developers. This 45 home proposal being built is just a step too far in what is becoming an intolerable situation. The amount of development in and around Yapton is becoming a behemoth, and the numbers of houses, when totalled, are appalling.

The proposed route of access onto Maypole Lane is a single-track country lane, that then leads out onto North End Road and is opposite Ford Lane.

North End Road is a very busy, fast route (and we can confirm this, as we are active members of the Community Speedwatch Group), with cars that regularly exceed the 30mph speed limit. The school drop off/pick up causes chaos on a daily basis, and the other developments that are currently underway are putting a strain upon this route. The train gates also add to congestion when down, and frequently there is traffic backing up to the Maypole Lane/Ford Road junctions. The increase in housing and cars on the road will significantly add to this, as well as increasing pollution in the local area. Ford Lane opposite is about to "enjoy" increased traffic also, from the other current Redrow site.

Let's also point out the lack of pavement space in this area. The pavement, to head north or south on North End Road, is on one side only, and the southbound path is so narrow that you need to walk in single file. How are families supposed to traverse in safety along this?

There is also a significant lack of infrastructure in respect of schools, shops, doctor's surgeries and

entertainment. There may be plans for some of these mooted in other developments, but until they are built, they are just words and drawings on a page, put in to keep planners and potential objectors happy.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.