

Kevin Trust
C/O Woodacre B&B
Arundle Road
Walberton
BN18 0QP

Your Ref: OWPC15026
Our Ref: Y/44/17/OUT 23-06-2017
Please ask for:
Mr S Davis

9th August 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Planning Application for 70 No. residential dwellings including 30% affordable, public open space & associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road (reference Y/93/14/OUT). This application is a Departure from the Development plan. This application affects the character & appearance of Main Road/Church Road Yapton Conservation Area & the setting of Listed Buildings

Land at Stakers Farm North End Road Yapton

Thank you for your internet representation made on 8th August 2017 which has been recorded as **'an objection'** with the comments as follows:

Having previously lived in Yapton for 16 years and now living in Walberton I still travel through the village.

I am extremely concerned at the size of the proposed development particularly when considering other development taking place in the immediate area.

It will have a major impact on local services which are already overloaded ,especially the doctors surgery and school so it is not sustainable.

Traffic flow through the village during certain times,especially outside the school is a major concern and the addition of 70 houses when added to other proposed development will add to this problem.

Flooding and drainage is a big issue in Yapton with the main road providing access to this site suffering from deep surface water flooding on a regular basis.

The removal of more land able to absorb surface water will make this situation worse.

Yet again the local neighbourhood plan is being ignored which cannot be right.

This is not a sustainable development and it should be rejected.

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