

Catherine Taylor
1 Park Cottages
North End Road
Yapton
West Sussex
BN18 0DT

Your Ref: OWPC14772
Our Ref: Y/49/17/OUT 07-07-2017
Please ask for:
Mr S Davis

31st July 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the demolition of all existing structures & redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) & 0.3 hectares of landscaped open space with vehicular access from Maypole Lane & pedestrian/cycle access only from North End Road. This application is a Departure from the Development Plan & may affect the setting of a listed building.

Land at Street Buildings North End Road Yapton

Thank you for your internet representation made on 29th July 2017 which has been recorded as '**an objection**' with the comments as follows:

I am writing on behalf of myself and my husband to OBJECT to this planning application. The proposed site is directly adjacent to and behind our house (with only a few yards of drive between). We have had no notification that this application was been made, and had to find out via word of mouth. I find that frankly astonishing when it would potentially impact directly on us. Our main objections to this application are:

- 1. It is outside the 'made' Yapton Neighbourhood Plan.*
- 2. The land is currently used as paddocks and for grazing livestock, and such land should not be designated for housing.*
- 3. The current stables on the site are very old flint walled and slate roofed buildings, which should be preserved.*
- 4. The area is not served by mains gas and so it would be involve serious disruption for residents if this application was allowed.*
- 5. The location of the site would detract from the character of the village, and of the historic St Mary's Church.*
- 6. There are well documented traffic problems in the village, which is used as a cut through route between the coast and the heavily congested A27. This particular site is on North End Road, a few hundred metres north from Yapton Primary School, where the road is regularly blocked with parents dropping off or picking up children, and traffic is heavy. Already accidents have occurred here - particularly at the junction of North End Road and Ford Land/ Maypole Lane where the development is proposed. Additional traffic and pedestrians would exacerbate this, affect the character of the village, and increase pollution and the danger of accidents. The pavement is only narrow and on one side of the road at the area where the site is proposing a pedestrian exit.*
- 7. The level crossing at Yapton is very close to the site, and a number of accidents have occurred there. Again, more traffic would simply exacerbate this and would increase pollution.*
- 8. The concern about traffic is real, based on the fact that there are very few employment opportunities in the village, and therefore most people have to commute for work, as well as taking children to school (there is only one school in the village, Yapton Primary).*
- 9. The road infrastructure will not support further traffic, and there are only 2 bus routes in*

the village.

10. There is only one GP surgery, one school, one pub and two shops in the village. The infrastructure is therefore not able to support all of these additional households. There are already over 100 houses behind Goodhew Close in the village being built, and plans for other houses both within and outside the neighbourhood plan. Therefore concerns about traffic, pollution, accidents and infrastructure need to be taken seriously..

11. Many of the new housing developments in and around the village are not full, and houses remain empty (for example at Taylor's Close - formerly the Lamb pub). Due to the lack of employment opportunities, the traffic problems and the lack of infrastructure, it is certainly not clear that people want to live in these houses.

In summary, I would urge the Council to support the local residents, and to reject this planning application which is outside the Neighbourhood Plan.

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