

Keith Napper
2 Park Cottages
North End Road
Yapton
West Sussex
BN18 0DT

Your Ref: OWPC14849
Our Ref: Y/49/17/OUT 07-07-2017
Please ask for:
Mr S Davis

2nd August 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 1st August 2017 which has been recorded as '**an objection**' with the comments as follows:

Y/49/17/OUT

I wish to record my objection in the strongest terms to the proposal

1. Yapton has already got a Neighbourhood plan place, which meets, if not exceeds the Governments requirement.

2. Other sites in the village (EG: Bonhams Field) have also now been approved for building, with a deluge of further planning applications submitted for this rural, agricultural village.

3. The infrastructure in Yapton is already under pressure. The Yapton C of E Primary School is full, and as the land next to it has ALSO been given approval for housing, there is no room for expansion. Parking on Main Road at school drop off and collection times is horrendous and dangerous, with through traffic often brought to a standstill. Our Doctors surgeries are under pressure and its difficult enough now to get an appointment.

4. Southern Rail do not support major development in Yapton, the Railway crossings at Yapton and Ford already cause long queues and waiting times, without extra vehicles from new homes.

5. Neither Arundel or Chichester have been able to agree on by-passes meaning that any more housing in the village will lead to further congestion on the A27 and A259 with slow moving and stationery traffic adding to air pollution.

6. There is little employment in the village, so most people must travel to work by car.

7. The site in question currently provides a suitably rural and appropriate business with minimum impact on surrounding dwellings, and is home to hedgehogs and a wide variety of wildlife including nesting sparrows, blackbirds, robins and swallows, and occasionally, bats. In recent years much of the proposed site was put down to wheat, peas, flax, potatoes and peas, proving its worth for agriculture. In view of Brexit and external trade tariffs we may well need our agricultural land simply to feed our population, once built on, it cannot be returned to production of food.

8. In view of all the current applications for housing along the western edge of the village, were these to be approved and joined up, it would be YAPTOWN by stealth, a concept

which has been already rejected at Government level.

9. There are many brown field sites in Arun that would be far better suited for housing, such as Ford Airfield, which I believe is owned by the same group proposing several GREEN FIELD site developments. More expensive to develop no doubt, but less damaging to the area. Also, infilling smaller sites for example without scarring our green fields with over price, oversized developments.

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