

Sharon Heaver
Harpree Cottage,
North End Road
Yapton
West Sussex
BN18 0DS

Your Ref: OWPC15367
Our Ref: Y/49/17/OUT 07-07-2017
Please ask for:
Michael Eastham

25th 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 24th August 2017 which has been recorded as **'an objection'** with the comments as follows:

**The site is a departure from the made Yapton Neighbourhood Plan, being outside the designated built-up area boundary, policy BB1.*

**The proposal is contrary to the emerging Arun Local Plan 2011-2031, especially in relation to policies H SP1, Policy LAN DM1 and will have a significant and adverse impact on both the environmental and social fabric of Yapton's community.*

**Access to this site relies on significant upgrading of a farm track with single access on the very narrow Maypole Lane which is heavily used by farm vehicles, which will be further increased with the expansion of Wall's Greenhouses for which planning was recently approved. The junction of Maypole Lane/Ford Lane/North End road is an extremely congested and dangerous road layout which is used as a "rat-run" between the A259 and A27 and has been the scene of many collisions. This congestion is expected to increase dramatically when the level-crossing to the North is upgraded to being fully-gated. Any development that increases the traffic volume at this junction should be avoided.*

**At no time has the applicant tried to engage with the village as a whole or via the Parish Council. This lack of engagement is disappointing, especially when the applicant has already failed to communicate with the community on a separate application of theirs also within the parish. This simply demonstrates a total disregard for the community and Localism.*

**Traffic congestion outside the Primary School on North End Road is severe and is expected to deteriorate when the housing development of Bonham's Field (which is a part of the YNP) gets under way. Another development in the area, and the traffic it will generate, will only add to the problem.*

**Local infrastructure and services cannot support more development. Doctors practices, schools, roads and sewerage networks are already at maximum capacity and there is little*

employment opportunity locally.

** This is an opportunistic and speculative planning proposal which pays no heed to the needs and wishes of the local population.*

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

Neil Crowther
Group Head of Planning