

Roger Francis
28 Cherry Avenue
Yapton
Arundel
BN180LB

Your Ref: OWPC13063
Our Ref: Y/5/17/OUT 27-01-2017
Please ask for:
Lucy Harding

6th March 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Outline application for 51no. dwellings with all matters reserved except for access. This application is a Departure from the Development Plan.

Cinders Nursery & Land R/O Cinders Lane Yapton

Thank you for your internet representation made on 3rd March 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear sirs

The report submitted by Highways England raises concerns re the anticipated increased traffic flows arising from applications for approximately 450 new dwellings in the area (including Cinders Lane). Some of these applications will be re submitted and appealed. Should these 450 dwellings be built the impact on Yapton will be substantial bringing increased traffic flows, children of school age and commuters in general to the area. This application should not proceed until a full survey of how the village would sustain such an increase in volume of residents and the resultant impact on services and infrastructure. Such a survey should focus on school places (particularly infant & junior schools), capacity within local GP practices, Parking issues in the village centre and Bilsham Road and traffic congestion within the village both at peak and off peak times. An influx of housing and associated residents of this magnitude will transform the nature of Yapton for ever. How will the village cope?

With traffic and parking issues currently giving difficulty what impact will this have on the village?

The local junior school is already at capacity and a waiting time of two weeks for a GP appointment is common. How will these services cope with and estimated additional 1000 villagers?

A full local service sustainability survey should be undertaken and published prior to the advancement of this application. Residents should be able to comment on this survey on completion.

We are not simply looking at a potential 50 new houses but the future of Yapton itself.

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

Karl Roberts
Director Planning & Economic Regeneration