

Mr and Mrs Taylor
1 Park Cottages
North End Road
Yapton
West Sussex
BN18 0DT

Your Ref: OWPC19779
Our Ref: Y/62/18/OUT 17-07-2018
Please ask for:
Mr S Davis

28th August 2018

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 (appearance, landscaping, layout & scale) for 33 No. residential dwellings, access, landscaping & associated works. This application is a Departure from the Development Plan.

Clays Farm North End Road Yapton

Thank you for your internet representation made on 26th August 2018 which has been recorded as '**an objection**' with the comments as follows:

We wish to object to yet another application for more houses in the very same small area of Yapton. Already we have seen many applications approved for planning permission - most outside the Yapton Neighbourhood Plan. These include for 45 houses immediately behind Park Cottages (which is immediately adjacent to this application); applications for houses behind the primary school (immediately to the other side of this application), and for 100 houses immediately over the road opposite Park Cottages. With this application it will be over 100 houses on one side of North End Road, and 100 houses on the other side. This is a small B road, with pavement only on one side. It is already incredibly busy, with lots of lorries as well as normal commuting traffic. At school times the road regularly gets completely clogged up, and in the other direction is Yapton railway crossing. There have already been accidents, and with all of these planned new houses, the traffic will be far too heavy for the small roads. This will lead to congestion, accidents, and vastly increased pollution. We should also remember the plans for 300 + houses at the other end of North End Road in the village centre - those living there will all also be using North End Road to reach the A27. There is no realistic public transport (the number 66 bus goes only to nearby villages). There is very little employment in the village - so everyone will be using cars to commute. The school, GP practice etc. are all already very overburdened, and it is difficult to get an appointment. What was once a village is being turned into a commuter town without any of the required infrastructure. Local residents have fought against these changes for many years. We would ask the council to please listen to the views of local residents - there are already far too many houses planned, outside the neighbourhood plan, and with no plans for improved infrastructure. Yapton is a village, not a town, and simply cannot support all of these planned new houses. Thank you for your consideration.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small

number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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