

22nd January 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure.
Departure from the Development Plan
Land at Bilsham Road Yapton

Thank you for your internet representation made on 21st January 2018 which has been recorded as '**an objection**' with the comments as follows:

Submission 2:

There are many issues that point to the unsuitability of the site between Bilsham Road and Drove Lane on the south side of the village of Yapton for the construction of a large housing development, with a total number of 550 properties.

- Slowworms live in these fields. They are small legless lizards that are a protected species. It is known that they live there because they have come to inhabit the compost bins of the properties that border the fields. These creatures burrow into the ground, only coming to the surface to bask in the sun and to feed. Therefore, any ground-breaking work that is carried out as part of the building construction would cause their extinction in this area. This is in direct contradiction of their protected status.*
- The amount of additional properties in the village would result in a strain on the existing water supplies; it is not certain that the existing supply would be adequate for the enlarged village. This would result in reduced water pressure.*
- The number of additional properties in the village would put a strain on the existing gas supplies; it is not certain that the existing gas supply would be adequate for the enlarged village. This would result in reduced gas pressure and cause heating boilers to run at reduced efficiency, increasing atmospheric pollution. It is not certain if this may also cause a safety hazard for gas-fired heating systems.*
- There would be many more people needing health services, around three persons per property, i.e. around 1600 people. This would over-stretch the facilities of the already busy doctors surgery in North End Road. Even if additional money could be given to the surgery,*

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