

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 4:

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.

- There is no reasonable employment for the residents of the new houses, so they will all need to commute out of the village for work. During the morning rush-hour, the number of cars that would be going through Barnham would cause considerable delays, particularly around the railway station. Even at the current volumes of traffic, there is always congestion outside the railway station and its carpark.*
- There has already been a large number of new houses built in the village, with even more recently approved. Even more houses are being constructed in the adjacent villages of Barnham and Ford. It is unbelievable that the village would need a further 550 houses.*
- The proposed development has a narrow access and through-road, which will not be sufficient for vehicles to pass parked cars on the carriageway. This means that there will not be sufficient space for residents' vehicle, other than on their driveways, nor for visitors' cars. Although it is proposed to have one visitor's space for every five houses, it will not be sufficient. Furthermore, if there are any cars on the carriageway, ambulances and fire engines would not be able to get past - This would be a major safety hazard and could result in people losing their lives.*
- The developers would be asked to pay monies to the local district council as part of the Section 106 requirements. However, on the basis of the monies that was paid by the developers that have previously built properties in the village, very little of this will come back into the village to support the local community to compensate for this major increase in its population.*
- In the latest revision to their Local Plan, Arun District Council state that: "Development will not be permitted in the countryside". This proposed development is clearly contrary to that policy.*

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