

Jo Gold
1 Canal Cottages
Main Road
Arundel
West Sussex
BN18 0EA

Your Ref: OWPC16982
Our Ref: Y/91/17/OUT 13-12-2017
Please ask for:
Mr D Easton

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:

I am objecting to this application for outline building consent on the grounds that this contravenes the wildlife corridor in which protected slow worms are living , bats use regularly and migrating swifts breed on the existing houses in the village. I, my self have the swift population nesting underneath my eaves of my house annually. Their flight pattern and breeding would be affected. I also have the slow worms breeding in the garden. They have been identified on the proposed site, however the developer cannot identify where they would be moved to. There are also harvest mice on the proposed site. They are there because it is farmland.

In this wildlife corridor if housing of this size went ahead they would all be affected detrimentally.

I object on the grounds that the existing roads cannot cope with building on this scale. Bilsham road cannot cope with any more cars, it is a narrow village road. Neither can Commets Corner onto the the A259. This winter and last winter there were fatalities on the junction.

I object also on the grounds that the Yapton school cannot cope with building of this kind. North End Road outside the school is where who are dropping off and picking up children park . people park. You cannot small in the road with a anything other than a small car. It is the road to the way up onto the A27 . Large vehicles cannot pass. if a car park is built in the school it would soon be full and people would still have to park on North End Road. It would also take up valuable space where more classrooms would have to be built.

I object on the grounds that the Doctors surgery could not cope with a development of this size. There is no space there to build a bigger surgery or be in a position to recruit and keep the required amount of qualified doctors to run it. It is impossible to get an appointment there at present and people are asked to attend Middleton surgery . That requires being able to drive down the Bilsham road and cross Commets corner. That affects the Bilsham road as already stated.

I object on the grounds that building on this scale impacts the whole appearance of the village. The land is farmland used to grow crops not build houses.

I object on the grounds of noise and disturbance to the whole of the existing village if this development went ahead.

It would also affect the water table to all the roads and existing housing. It would greatly increase the risk of flooding to the whole area.

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