

Paul Gold
1 Canal Cottages
Main Road
Yapton
West Sussex
BN18 0EA

Your Ref: OWPC16955
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 20th January 2018 which has been recorded as '**an objection**' with the comments as follows:

I am formally objecting to the proposed development for the following reasons -

This application is a departure from the made Yapton Local Plan and falls outside the agreed Built-up Area Boundary contained within the Plan.

This application would result in a major impact on local traffic on roads which are heavily used in particular by commuting and primary and secondary school traffic. These are B roads with narrow pavements and, as such, are already severely congested at certain times of the day. Increasing traffic numbers would pose major risk for pedestrians and cyclists. Comet Corner is a nightmare junction already with long delays trying to access A259 at many times of the day.

The additional housing proposed would place unacceptable pressure on already stretched local GP surgeries.

The CE Primary School is nearly at full capacity already, as is the Secondary School at Westergate.

According to the Yapton Local Plan the land has been designated as Grade 1 Agricultural by DEFRA. The area is part of a designated Conservation Area.

Together with application Y/92/17/OUT, this represents an increase of 550 houses. Together with applications already granted and in the pipeline for decision, the total number of additional homes could be around 800 with all the attendant disruption associated with the construction traffic needed for such expansion for many months / years. Our quality of life would be completely destroyed by noise and air pollution not to mention the loss of views and countryside.

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