

Middleton-on-Sea Parish Council
7 North Avenue East
Middleton-on-Sea
Bognor Regis
West Sussex
PO22 6HQ

Your Ref: OWPC17033
Our Ref: Y/91/17/OUT 13-12-2017
Please ask for:
Mr D Easton

26th 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 26th January 2018 which has been
recorded as '**an objection**' with the comments as follows:

MIDDLETON-ON-SEA PARISH COUNCIL

*7 North Avenue East
Middleton-on-Sea
Bognor Regis
PO22 6HQ*

*Neil Crowther
Group Head of Planning
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF 25th January 2018*

Dear Mr Crowther

Re: Planning Applications Y/91/17 & M/92/17

The comments contained within this letter are apposite to both of the applications shown above which jointly relate to the proposed development of 550 houses in Yapton. Middleton-on-Sea Parish Council's Development Control Committee wish to OBJECT to both applications and support the objections made by Yapton Parish Council and the many residents who have also objected.

These planning applications do not address the increase in traffic that will arise from these applications. When compounded with other smaller developments for a further 353 in Yapton for housing there will be an additional 900 houses with all the traffic implications that this will bring.

The committee are very concerned that the increase in traffic, especially on the A259 and particularly at the A259/B2132 junction (Comet Corner), will bring potential gridlock in

morning and evening peaks and that traffic wishing to join the A259 from the north or south will be the subject of major delays. Further, significant peer pressure will be felt by the drivers at the head of the queues to exit the junctions which may lead to risks being taken and accidents occurring.

The plans include some proposed work to both junctions but this minor tinkering will make the situation worse. The only solution will be for the developers to fund either traffic signals or a roundabout at the A259/B2132 junction. There is a ready-made plan already held by West Sussex County Council for traffic signals with a price tag of circa £2.5 million so subject to developer funding the project could proceed very quickly.

Further, the planning applications do not have sufficient infrastructure in place to deal with the many issues that arise from these developments and the committee are sure Yapton Parish Council and its residents will impress this upon you in their objections.

Middleton-on-Sea Parish Council's Development Control Committee urge the planners to reject both of these planning applications due to the following

Lack of infrastructure to support over 900 houses

Increase in traffic on A259 and A259/B2132 junction

Loss of green space and open countryside

Parking issues within Yapton

Lack of community facilities to support families moving into the area

Local schools at capacity now, how does it cope with the addition of new children into the area?

Amenities such as the Doctors' surgery are already oversubscribed

Risk of flooding and drainage system is unable to support these developments

Risk to the loss of wildlife

Yours sincerely

Joe Lake

Parish Clerk

Middleton-on-Sea Parish Council

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