

Anne
Sprules
18 The Millers
YAPTON
bn180le

Your Ref: OWPC17035
Our Ref: Y/91/17/OUT 13-12-2017
Please ask for:
Mr D Easton

29th 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:

*PROPOSED DEVELOPMENT BILSHAM - DROVE LANE, YAPTON
PLANNING REFERENCE: Y/91/17/OUT*

I am writing as a concerned resident of Yapton. I strongly object to the application and would urge you to reject this application

Yapton Neighbourhood plan

Yapton's local plan should be adopted by the summer of 2018. Any planning application should be deferred until such time as this is in place so that we can return to a planned and phased housing infrastructure for the Village

Housing number

Initial plans for the site were 400 but the application shows 550. This is an unacceptable change in numbers which has a massive impact on the area.

Main road crossings

This site requires pedestrians and cyclists to cross two main roads Bilsham Road and Yapton Road and yet there are no crossings at any point along these roads.

Unique site

Yapton sits between the Sea and the South Downs. It has one of the few remaining sections of coast line that are not built on. This is a unique site and needs a protection order to preserve it. It should be treated as a special site of special interest and protected

Sustainable travel

- There are no safe cycle / walking routes from this site.*
- There is no public transport for commuters to the station and parking is already at capacity at the station*
- Yapton station should now be reopened*

THIS IS AN OBJECTION TO THIS APPLICATION

Anne Sprules 18 The Millers Yapton

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