

P Webb
The Millers
Yapton
BN18 0LE

Your Ref: OWPC17085
Our Ref: Y/91/17/OUT 13-12-2017
Please ask for:
Mr D Easton

30th 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 29th January 2018 which has been recorded as '**an objection**' with the comments as follows:

Submission Part 5:

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.

- Southern Water has objected to the building of houses off North End Road because the sewerage system would not be able to cope with that number of additional properties. Consequently, there is no doubt that there is zero capacity for the number of properties proposed for the Bilsham Road/Drove Lane development.

- The other proposed developments around the village amounts to a total of 487 homes. Added to the 550 proposed for Bilsham Road/Drove Lane, this would be a total of 1037 new homes. This is in addition to those already built to the north of Burndell Road/Goodhew Close, on the Lamb pub site and on Fellows Gardens off Burndell Road. This is massive expansion of the village and would completely change the whole atmosphere of the village.

- Most of the people buying these new houses would be coming into the area. From the experience of the recently-completed houses, many of these people are from the southern Home Counties, i.e. London, Surrey and the southern part of the London commuter belt. The properties that they are buying here are: second homes, houses to buy for let or houses that they are living in whilst they let out their old homes. In all cases, these people are paying the top prices for their new houses, making it even more difficult for the small number of local people that need a new home to afford such inflated prices.

- Those houses that are being used as second homes remain empty for most of the time. The owners are unlikely to make any contribution to the village community.

- Those houses that have been purchased and are being rented out provide sufficient income for the owners to fully cover their mortgage. The residents who rent these houses will probably not be staying in the village for a long time and are unlikely to become members of the village community.

- Those people that have moved down from London and the Home Counties would find it less expensive to own a house here and commute into London each day. If they retain their previous home and rent it out, the income would more than cover the costs of the new mortgage and the cost of commuting. This serves to make Yapton no more than a dormitory village.

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