

Colin Milward
Chimneys,
Bilsham Road
Yapton, Arundel
West Sussex
BN180JU

Your Ref: OWPC17098
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:

These are my objections to applications Y/91/17/OUT and Y92/17/OUT which although are separate applications, both encompass the development on the strategic site labelled SD7, and as such these objections relate to both applications.

The applications combined ask for permission to construct 550 new dwellings which would create a massive burden on the village in numerous ways.

I believe the development is too large for the village to accommodate and that there is no need shown for this many new homes. Where are all these homeless people in Yapton? The truth is that we would be absorbing the need for housing from other areas and we are being disproportionately targeted. There are currently several other Applications been approved or awaiting a decision which already total approximately 300 dwellings, to add another 550 would be an overburden.

Yapton currently has a major traffic problem, in particular Bilsham road and its junction with the A259 Comet Corner, with traffic often tailing back past the S bends at Bilsham Lane. A conservative estimate would add a further 1000 vehicles into this mix a large proportion of which would be using the proposed junction in Bilsham road. There are no proposals within the applications to deal with this significant increase in traffic the village will have to absorb.

The SD7 site is agricultural land being used at present to produce crops, it is not a brown field site, and as such should not be developed upon prior to less productive sites being considered first. The site has many public footpaths for the use of the community to enjoy the countryside, these would be lost to the detriment of local residents. This development, if allowed to progress, would permanently harm the rural nature of our Village.

Construction traffic, noise, dust/airborne pollutants and visual impact of the development throughout the several years it will take to complete will be enormously detrimental to existing residents.

These applications are contrary to the wishes of the majority of existing residents as expressed in the recent survey. It is an overburden on the village which is already inundated with planning applications. It is disproportionate to the housing needs of our village and goes against the agreed Yapton Neighbourhood Plan.

I strongly urge you to reject these applications before it is too late and our Village becomes destroyed by developers who are not part of and have no interest in our community other than financial gain.

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