

Timothy J Pitt
10 The Millers
Yapton
BN18 0LE

Your Ref: OWPC17131
Our Ref: Y/91/17/OUT 13-12-2017
Please ask for:
Mr D Easton

31st 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 30th January 2018 which has been recorded as '**an objection**' with the comments as follows:

I have lived in Yapton for over 30 years and during that time have seen 3 village pubs , a village store, two petrol stations and the old village post office all converted into residential accommodation. The village has been the subject of numerous planning applications for residential developments with only recently planning consent being granted on appeal for a further 100 homes.

We are now faced with applications for 550 dwellings under the two linked planning applications and the village infrastructure just cannot take this additional capacity. The main roads through Yapton are invariably choked with traffic in the morning and at close of business as they were simply not designed to take such a volume. With the addition of well over 500 vehicles (based on less than one car per household which is modest) there will inevitably be further traffic jams, additional pollution and road safety risk. Bilsham Road, for example is a dodgem run most days with cars parked outside the Store and barbers so that there is only room for one lane of traffic with that on the south side having to stop, start their way along the road having to give way to oncoming traffic. It is noted that access to the current proposed development is from Bilsham Road over part of the field to the rear of The Millers. The developers have indicated on their plan that there is to be only a single row of properties built alongside this road but there seems nothing to prevent a future application being made for major development of the majority if not all of the field separating Bilsham from Yapton. Already there is little to differentiate Yapton from Barnham and it would be a great pity if this were also to occur to Yapton and Bilsham.

Similarly the foul and surface run off mains drainage system is currently just coping and one only needs to see the village roads after a rainstorm to note the flooding and water pouring out of the manhole covers. I am aware that houses on my estate in The Millers have also suffered from inadequate foul drainage with sewage backing up into toilets resulting in repeated requests for Southern Water to attend and clear the main drains. Whilst the new estates may well have modern drainage systems and SUDS eventually most waste will pass into the village mains sewers which are mainly decades old and incapable of sustaining this additional capacity

I also have concerns as to the developers' proposals for enlarging Yapton Primary School which seem inadequate for the additional capacity needed.

I believe that Yapton has already been very generous in its provision for additional housing and that these applications which will transform the village and its community to its detriment cannot be entertained.

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 to 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