

Paul Connington
14 Gladstone Road
Yapton
West Sussex
BN18 0JP

Your Ref: OWPC17153
Our Ref: Y/91/17/OUT 13-12-2017
Please ask for:
Mr D Easton

1st February 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 31st January 2018 which has been recorded as '**an objection**' with the comments as follows:

We would like to raise the following objections to the planning application Y/91/17/OUT:
Over-development: We believe this development will lead to a loss of the unique village character of Yapton. This proposal is outside of agreed Yapton neighbourhood plan which already exceeded the village new build requirement. It also means the loss of high-grade agricultural land, as designated by DEFRA, which has been actively farmed until very recently. The Arun District Council plan states that "development will not be permitted in the countryside" which this proposal clearly ignores.

Infrastructure: The village infrastructure is already struggling to meet the needs of the villagers this (250 houses) and the co-joining proposal Y/92/17/OUT (300 houses) will worsen the situation. There is frequently a long wait for doctors' appointments, poor public transport links and an existing problem with drainage and sewage. Yapton is surrounded by floodplains and, the proposed build area is frequently flooded for long periods of time. Surface water drainage throughout the village is recognised by the council as poor and we recently had to undertake a soakaway test for planning permission for our extension which resulted in a large drainage solution being specified. The road network around the village are also prone to surface water issues.

Traffic: There are a number of bottleneck areas in and around the village - by Co-op and Bilsham Stores. Access to and from the village is also problematic with queues forming to join A259 at OysterCatcher and Comet Cottage. The recent rework appears to have had little, if no, impact. The traffic on the A259 has increased since the opening of the Bognor Bypass which intensifies the problem. It is quite common for each household to have two or more cars, therefore, the traffic problems will be greatly exacerbated if the proposed number of houses on this and the co-joining developments are built.

On a personal note, the outline housing layouts in the proposal do not take into account our extension which will be built this year (Y/38/17/HH). The houses in the proposed layouts will overlook and take light from the windows on the back and side elevations of the extension.

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