

michael o'dell
44 the pines
yapton
bn18 0eg

Your Ref: OWPC16740
Our Ref: Y/92/17/OUT 15-12-2017
Please ask for:
Mr D Easton

2nd 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 with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.

Land east of Drove Lane Yapton

Thank you for your internet representation made on 23rd December 2017 which has been recorded as '**an objection**' with the comments as follows:

This is too big a development for the village to sustain. Yapton Parish council gives the local population as 3,522 people. This proposed development alongside application Y/91/17/OUT would, at a very conservative estimate, increase the village population by at least 1,00 people, giving a population increase of 25% or more. The impact on the village community will be totally detrimental. A town with a larger population may be able to cope with a development of this size - but a 25% increase is untenable. The application includes, i believe, some funds for the local school and GP surgery- but what about extra District nurses, health visitors, acute hospital beds and extra social care provision for example? What about policing and council services? The proposed access onto Main Road is also totally impractical and potentially unsafe. It is a relatively small road that is already busy with cars exceeding the speed limit. This will put a busy junction onto a road that struggles to manage now.

The site is also productive farm land - is this not a valuable asset in the need to feed our growing population.

It also goes totally against the Neighbourhood development plan and affects the Yapton (Main Road) conservation area and remains of the Chichester and Arundel Canal.

I am not a NIMBY, I appreciate that houses have to be built but this development and the numbers proposed seems totally unjustifiable.

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