

Mr RN Hocking
Drove Lane Farm
Main Road
Yapton, Arundel
W. Sussex
BN18 0EB

Your Ref: OWPC16927
Our Ref: Y/92/17/OUT 15-12-2017
Please ask for:
Mr D Easton

19th 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 18th January 2018 which has been recorded as '**an objection**' with the comments as follows:

Losing the Fields; Bonhams, to housing recently was a bitter enough pill to swallow but the thought of losing 30 odd acres of prime grade 1 arable land to 300 homes is monstrous. Nevermind another 250 houses on neighbouring land. It is making this small family farm virtually untenable.

The Tenancy has been in the family since 1970 and it's on the verge of being ruined. That aside, Yapton cannot support such a massive development, we do not have the infrastructure, the little narrow 'B' roads are already clogged and the junctions are dangerous enough, especially Comet Corner and by Oyster Catcher. The additional cars will make travelling in and out of Yapton a nightmare and even more so in the summer. I cannot see how Souther Water can possibly cope with the additional load for sewage and drainage as there has been so much development already in the last 10 years and a lot still in the pipeline.

The primary school is full and already needs expanding, the Doctors surgery is over subscribed and there is no where to park and no room to expand.

What will all the kids do in the summer holidays when they get bored? No doubt run riot on Drove Lane Farm!

Yapton has to remain a VILLAGE and not a town with no amenities.

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