

Catherine Taylor
1 Park Cottages
North End Road
Yapton
West Sussex
BN18 0DT

Your Ref: OWPC16972
Our Ref: Y/92/17/OUT 15-12-2017
Please ask for:
Mr D Easton

22nd 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 21st January 2018 which has been recorded as '**an objection**' with the comments as follows:

- 1. Those people who are considering this application should be in no doubt about the strength of feeling against this application from the local community. The Parish Council felt they had no choice but to accept this as it was essentially forced upon them as a strategic site.*
- 2. The Yapton Neighbourhood Plan was drawn up following full community consultation, and after many months of hard work and detailed research. It was accepted by the community, and is a very balanced plan, allowing for significant additional housing on brownfield sites in and around the village. This site and application is not included in the Neighbourhood Plan. If local democracy actually means anything real, this application should be rejected on that basis alone. I understand that this is allocated as a 'strategic' site by the district. I cannot agree that putting 250 houses here is in any way strategic, as evidenced by the lack of a Local Plan. I understand more housing may be needed in the area, but this needs to be somewhere people want to live, where there are jobs and schools, GP surgeries and decent public transport, none of which apply here.*
- 3. There have been a number of large additional housing developments in and around the village before the Yapton Neighbourhood Plan was finalised and accepted. including over 300 houses behind Goodhew Close. Just last week Mr Langmead won his appeal, and 100 houses will now be built south of Ford Lane. All of this whilst there are very few applicants for social housing in the area, and many of the new houses remain empty.*
- 4. The infrastructure is already at breaking point in the village, and this will only get worse with the new homes already being built. The main concern is the roads. Already small country roads, which were never built to carry the kind of traffic that now uses them daily, are falling apart, with potholes constantly appearing. Traffic accidents have increased, some unfortunately have been fatal. This site would add to the already congested roads, as there is little employment in the area, and therefore people living there would be commuting, and the vast majority by car. There are already significant hold ups (and accidents) due to the level crossings on roads leaving the village, and flooding in these areas as well when there is a lot of rain. This causes regular diversions. The increased congestion and pollution will only get worse if this application is approved.*
- 5. Unlike towns, the village of Yapton has only 2 bus services, and commuting using the bus is just not viable for most people. Therefore travel to and from work and school generally requires a car journey - either to the train station at Barnham, or much further afield.*
- 6. The site and the roads around it regularly flood. There would be a significant and increased flood risk if houses were built on this site.*

7. The site is agricultural land, which should be used for that purpose, and not built upon. It is not a brownfield site.

8. Yapton is a village community, which has been growing fast over a number of years. However the infrastructure has not kept up, and the roads are just not able to take any more traffic. The essential character of the village is in danger with such an additional large development.

In summary, the Yapton residents have had enough of our views being ignored. Our village will change beyond all recognition if this goes ahead, and Arun District Council should consider more appropriate sites, where there is infrastructure, employment and decent public transport, where people actually want to live, and where the community need additional housing. Please reject this application.

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