

P Webb
The Millers
Yapton
BN18 0LE

Your Ref: OWPC16980
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:

Submission 3:

There are many issues that point to the unsuitability of the site between Bilsham Road and Drove Lane on the south side of the village of Yapton for the construction of a large housing development, with a total number of 550 properties.

- There would be many more children needing to be educated at school. The existing local primary school is already quite full and would not be able to accommodate the additional number of pupils. Even if additional money could be given to the school, with the land needed for new classrooms, it would not guarantee an increase in the number of qualified teachers and classroom assistants.*
- The large number of additional houses would result in a substantially greater number of cars in the village, an average of two or more per property, which equates to a minimum of an additional 1100 cars. This would put a considerable burden on the local roads.*
- The numbers of cars outside the village primary school when the children arrive and depart make it almost impossible to get past along North End Road now. The road would be completely blocked at those times after such a large number of new houses have been built.*
- There is no reasonable employment for the residents of the new houses, so they will all need to commute out of the village for work. During the morning rush-hour, the number of cars that would be trying to join the A259 Bognor to Littlehampton road would cause considerable delays. Even at current traffic volumes, there is always a long queue at the Comet Corner junction.*
- There is no reasonable employment for the residents of the new houses, so they will all need to commute out of the village for work. During the morning rush-hour, the number of cars that would be going through Barnham would cause considerable delays, particularly around the railway station. Even at the current volumes of traffic, there is always congestion outside the railway station and its carpark.*

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